FEATURE SHEET

KITCHEN

- Stainless Steel Appliances
- Convection Bake, Self-Cleaning Oven
- Custom Designed Cased Vent Hood
- Granite Countertops
- Stain Grade 42" Cabinets with Plant Ledge & European Hinges
- Brick Stone Backsplash
- 17" Tile Floors
- Center Island
- Under and Over Cabinet Lighting
- Undermount Dual Basin Sink with Reverse Osmosis System
- Upgraded Pendant and Recessed Lighting
- Peninsula with Raised Counter for Bar Seating
- Large Pantry with Door Controlled Light

FAMILY ROOM

- Gas Log Fireplace with Pre-cast Avalon Stone Surround and Mantle
- 17" Tile Floors
- Built In Shelving and Cabinets
- Tray Ceiling with Crown Molding
- 52" Ceiling Fan
- Wired for Surround Sound

MASTER BEDROOM

- Two Story Ceiling
- Extended Space for Sitting Area
- Under Stair Storage
- 52" Ceiling Fan
- Direct Access to Patio and Pool
- Second Story Sitting Room/Office with Multiple Built In Book Shelves

MASTER BATH

- 18" Tile Flooring
- His and Her Vanities with Recessed Vanity Lights
- Oversized Whirlpool Tub with Tile Surround
- 3 Garden Windows Over Tub
- Stand Alone Shower with Bench Seating and Dual Shower Heads
- Double Tray Ceiling
- Ceiling Fan
- Full Linen Closet
- Enormous Walk In Closet with Raised Ceiling for Out of Season Wardrobe Storage

SECONDARY BEDROOMS

- Ceiling Fans
- Walk In Closets

SECONDARY BATHS

- Separate Dressing/Vanity Areas
- Additional Linen Storage

ADDITIONAL INTERIOR FEATURES

- Arched Entries
- Chair Railing in Study and Dining Room
- Arched Cutouts in Sunroom to Family Room
- Décorator Light Switches
- 8' Solid Wood Entry Door
- Rounded Sheet Rock Corners
- 4" Plantation Shutters on All Windows
- 5" Baseboards
- Split Staircase with Wrought Iron Balusters
- Second Floor Tung & Groove Decking for Solid Sound Resistant Flooring
- Hard Wood Floors in Dining Room, Study
- Butler's Pantry with Glass Inset Cabinets
- Gas Heatolater Fireplace with Glass Panel and Gas Logs
- Custom Crown Molding
- Sun Room with Direct Access to Garage and Back Patio
- Second Floor Alcove with Built In Desk and Shelves
- Upstairs Game and Media Room (Future)
- Carbon monoxide and smoke detectors
- Water Softener System
- Honeywell programmable thermostats
- 2 – 40 Gallon Gas Water Heaters

ADDITIONAL EXTERIOR/ENERGY FEATURES

- Brick Lined Walkway and Front Porch
- Tech Shield Heat Barrier Sheathing
- Insulated LoE Windows Throughout
- Roof Ridge Vent system with Continuous Soffit Vents
- Polyseal around Windows & Doors
- Hardiplank Masonry Siding, Fascia and Soffit with 50-year Manufacturer's Warranty
- Premium Turnkey ELK Roof Shingle with 30-year Warranty
- Oversized, Attached Garage with Epoxy Flooring
- Additional Garage with Porte Cochere and Automatic Driveway Gate
- 30 Amp Receptacle for RV Charging
- Professional Landscaping with Fully Automatic Irrigation System
- Full Gutters
- Stamped Concrete Patio Deck
- Saltwater Pool and Elevated Hot Tub
- Professional Landscaping Front & Back