

Gifford

Construction

- *Acme Brick and Stone
- *Brushed nickel door hardware
- * Ceramic Tile in Living Room and Kitchen
- *Custom walk in shower with designer tile walls and floors
- *9' Exterior plate height
- *Volume ceilings in living room
- *Vaulted 10' high ceilings in all bedrooms
- *Rounded sheetrock corners
- *Two-tone interior and exterior paint – Sherwin Williams
- *Utility room with gas and electric dryer connections
- *Utility cabinets with granite countertop per plan
- *Cable locations per plan
- *Phone outlets in the kitchen and master bedroom
- *Engineered foundations
- *MDF wood product shelving
- *Deadbolt locks on all exterior doors
- *Carbon Monoxide and smoke detectors (per plan)
- *Ground fault interrupter breakers in all wet areas
- *Lighting on front porch, back door and 2 coach lights
- *Large covered porch per plan

Energy Features

- *Homes engineered and inspected by third party Engineer
- ***Lennox** energy efficient 13.5 SEER HVAC system
- *Digital thermostat designed for long term energy savings
- *Vinyl, double pane insulated, Low-E Windows
- *Interlocking threshold and compression weather-stripping on all exterior doors
- *Insulation Values: **R38** in all flat ceiling areas, R22 in non-flat ceiling areas, and R13 on outside walls
- *Insulated fiberglass exterior doors
- *Polysealant foam insulation around all window and exterior doors
- *Continuous soffit vents and air hawk ventilation system
- ***LP Tech Shield** radiant barrier roof decking

Landscaping Package

- *Front, Side , and up to 20ft off of the rear sod Landscape package

Bath Features

- ***Moen** plumbing fixtures
- *Cultures marble tops w/integrated sinks
- *Custom framed mirrors in all baths
- *Elongated commodes in all bathrooms
- *Exhaust fan in all baths

Kitchen Features

- *Stainless Steel **Whirlpool** dishwasher and range 5 Burner
- *Stainless **Whirlpool** microwave vented to outside
- *Designer granite in kitchen with under mount kitchen sink
- *Pre-plumbed for icemaker in refrigerator
- ***Moen** faucet with vegetable sprayer

Garage Features

- *Raised panel overhead garage door
- *Fully sheet rocked with light fixture and painted
- *2 car attached garage
- *Garage door opener
- * **Tank-less Gas water heater conveniently located in the garage**

Warranty

- 10 Yr Structural
- 2 Yr Mechanical
- 1 Yr Cosmetic

Note: Features may vary by neighborhood and are subject to change without notice. **Revised 03/07/19**

Prices, plans, dimensions, square footage, materials subject to change without prior notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements.



