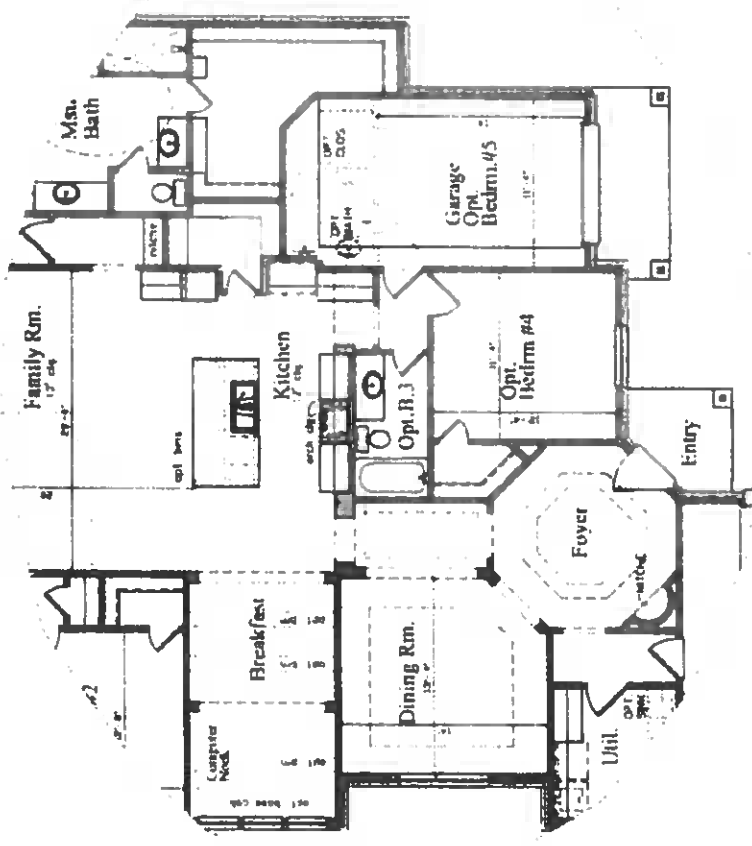


Floor Plan

PLAN #2789



Revised 3/10/11 - Approx. 17' x 27' - 11' x 11' - 10' x 10'

DUNN & STONE BUILDERS

Estate Series Design Features

Gourmet Kitchen

- Custom 42" raised panel cabinets with crown moulding & choice of stain color
 - ~ Custom solid wood doors & face frames
 - ~ Full extension ball bearing drawer glides
 - ~ Dovetailed drawer boxes
 - ~ Plywood box construction (no particle board)
 - ~ Drop styles for a furniture appearance
- Custom 42" raised panel cabinets above washer & dryer space in utility room
- Moen® Integra single handle pull out faucet
- Granite countertops with choice of edge & undermount stainless sink with disposal (per plan)
- Whirlpool® built-in stainless steel double oven, dishwasher, gas cook top
- Stainless steel built-in microwave.
- Spacious 16" deep shelves in pantry (per plan)
- 12" to 20" tile on kitchen backsplash & floors in kitchen, breakfast, pantry & utility room

Luxurious Master Retreat

- Granite countertops with large bullnose edge & two white china undermount sinks
- Custom raised panel cabinetry, choice of stain color
- Raised ceiling treatments per plan
- Sitting area (per plan)
- Large walk-in closet(s) with built-in shelving
- Elongated commode
- 12" to 20" tile flooring, tub & shower surround
- Spacious custom recessed tile shower floor with granite ledges, seat & glass enclosure
- Luxurious Jetta® oversized garden tub with skirt
- Moen Posi-temp® comfort & safety shower valves
- Moen® Eva Oil Rubbed Bronze fixtures
- Custom true beveled edge vanity mirrors

Decorator Details

- Personalize your home with a professional designer at our exclusive Design Center
- 12" to 20" tile in foyer
- Choice of luxurious carpet with 1/2" pad
- Oil Rubbed Bronze lever interior door handles
- Oil Rubbed Bronze Minster lighting package
- Oil Rubbed Bronze 5-blade reversible fans with light kits in family room & master bedroom
- Wiring provided for fans in all bedrooms & living areas
- Décor rocker light switches throughout
- Wood burning fireplace with gas log lighter & custom wood mantle with brick surround & hearth
- Distinctive crown moulding in your choice of 3 rooms
- Oversized 5 1/4" Colonial baseboard
- Elegant arch top v-grooved doors
- Rounded sheetrock corners excluding windows
- Choice of interior wall & trim paint
- Closets feature wood shelves & stained closet rods
- Dramatic wrought iron staircase with stained handrail, & newel posts (per plan)
- Architecturally innovative unique designs using stone, brick & accents (per plan)
- Carriage style garage doors with brackets & openers
- Elegant stained mahogany 1/2 lite leaded glass front door with decorative handle set & deadbolt
- Two distinctive coach lamps
- Choice of two-tone Pittsburg® exterior paint colors
- Cedar & wrought iron accents (per plan)
- Large covered rear porch (per plan)
- Full lite atrium style rear doors

Secondary Baths

- Pedestal sink or cabinet with granite top & Moen® Eva Oil Rubbed Bronze fixture in powder room (per plan)
- 12" to 20" tile flooring & tub/shower surrounds
- Custom raised panel cabinetry in secondary baths
- Elongated commodes in all bathrooms
- Wide rim oval bowl cultured marble vanity tops with choice of matte or gloss finish
- Moen Posi-temp® comfort & safety shower valves
- Moen® Eva Oil Rubbed Bronze fixtures

Estate Series Design Features

Technology & Security

- Professional technology & security consultation provided to ensure your lifestyle needs are met
- Category 5 phone & data- choose any 5 locations
- RG6 cable outlets- choose any 5 locations
- Large capacity 20" On-Q® technology enclosure with module that supports 8 phone & 8 cable connections
- One surround sound (5.1) prewire- choice of location
- State-of-the-art GE® Concord-4 security system
 - ~ LCD keypad installed- choice of location
 - ~ Security prewire & trim-out, all first floor openings & second floor roof accessible openings
 - ~ Prewired for motion & glass break detection
- Interconnected smoke detectors in all bedrooms & common areas

Protecting Your Investment

- Ten-year structural insurance backed warranty from StrucSure Home Warranty Corporation
- One-year workmanship/materials warranty provided by Dunn & Stone Builders & trade partners
- Two-year delivery systems warranty provided by Dunn & Stone Builders & trade partners
- All warranties provided in writing
- Easy "One-Call" warranty service
- Numerous third-party inspections throughout construction of your home, foundation, framing, mechanical & final grading
- Individually engineered foundation for each home

Environment, Efficiency & Performance

- Dunn & Stone Builders energy efficiency standards meet or exceed all State Energy Codes
- Carrier® 16+ SEER with Puron® super high efficiency air conditioning system
- High efficiency 80% AFUE forced air gas furnace
- Honeywell® programmable thermostat
- High-efficiency Bradford White® "Icon System" natural gas quick recovery water heater(s)
- Manifold, fresh water distribution system with 10-year total system limited warranty
- All exterior wall & attic mounted pipes insulated
- Fiberglass exterior doors for efficiency & durability
- Radiant barrier foil backed roof decking
- Choice of Vinyl or Aluminum Frame Low-E3 UV resistant double pane windows provide 80% more condensate resistance (compared to single pane windows) in your choice of 3 frame colors
- 1/2" R-3 sheathing at insulated areas behind brick
- R-30 fiberglass blown insulation in ceilings (over living)
- R-19 fiberglass batt insulation in sloped ceilings
- R-13 fiberglass batt insulation in exterior walls
- Poly-foam sealant applied at windows, exterior wall openings, corner & sill seal installed under base plates
- Attic walls in common with living area are sheathed
- High efficiency attic ventilation system includes ridge vents & continuous soffit vents (per plan)

Exterior & Construction Specifics

- CertainTeed® 30-year warranty shingles with 10-year Streakfighter™ warranty against algae discoloration
- LP SmartSide® 50-year limited warranty on siding, soffit, fascia & trim
- LP® TopNotch® 1 1/8" tongue & groove subfloor glued, nailed & screwed for a solid second floor
- All wall framing 16" on center 1st & 2nd floors
- Treated sill plates with foam sill seal, secured by anchor bolts to the slab
- Professionally engineered & inspected post-tension steel reinforced foundations
- Three exterior hose bibs (per plan)
- All copper interior wiring
- Professionally designed landscape package with 20 pallets of St. Augustine sod included
- 6 Zone automatic sprinkler system
- Marantec® belt drive 1/2 hp garage door openers for all overhead garage doors for quiet & smooth operation
- Brick all sides - 1st floor (per plan)

The Extraordinary Experience

- Convenient & personalized step-by-step process to make your home reflect your individual style
- Professional guidance provided throughout the process to take out the guess work
- Preferred mortgage company dedicated to making the mortgage process simple
- Convenient closing appointment through Stewart Title
- Dedicated customer care process after move-in

Continuing a policy for continual improvement, builder reserves the right to make changes in the plans & specifications, and to substitute materials of similar quality without notice or prior obligation. Features on homes started prior to the effective date of this document may have different features.

