

# 2819 Plumb St.

## Amenities and Allowances

### **Exterior Features:**

Genuine Cementous Exterior  
Custom Entry Detail  
Full rain gutters  
Fully landscaped with irrigation system and engineered drainage  
Limited lifetime 30 year designer composition shingles  
2x6 framing on first floor walls, 2x4 on second floor  
8' vertical cedar picket fence with 2x6 cap and wood gate  
Highly engineered structural foundation design

### **Interior Features:**

Custom millwork and cabinetry throughout  
7 ¼" wide white oak hardwood floors throughout  
Custom ceiling treatments throughout formal areas  
Main staircase with custom wrought iron railing  
Designer stone/tile in powder bath  
Designer Hansgrohe plumbing fixtures  
Emtek or equivalent door hardware throughout  
5/8" sheetrock throughout  
Solid core shaker square top doors

### **Kitchen:**

Custom millwork and cabinets throughout  
State of the art solid surface counter-tops and designer backsplash  
Full Thermador appliance package including 36" refrigeration and 24" freezer units, microwave drawer, dishwasher, wall ovens, and 48" gas range  
Continuous under counter lighting and plug mold  
Large Island and ample work space with overhanging breakfast bar

### **Master Bath:**

Luxurious double walk in shower  
Freestanding soaker tub  
Custom stone floor and shower surround  
Full frameless glass enclosure  
His and hers full vanities  
2 private water closets  
Large walk in closet with excellent storage  
Pull down hanging rods for double hanging closet boxes  
Full closet boxes for clothes hanging areas

### **Secondary Bedrooms and Baths:**

Custom tile design in baths and shower surrounds  
Spacious closets  
Ceiling fans and light kits in all bedrooms

**Misc Amenities:**

Pre-wired for Cat5, phone and cable

Pre-wired speaker lines in formals

Alarm system w/touchtone keypad and smoke alarms

Digital programmable thermostats

Recessed lighting high efficiency LED cans and designer rocker switches throughout

Integrated lighting system

**Energy Efficiency:**

Certified Exceeds code compliance and energy star standards

Low E, Argon filled, double insulated windows, RAM

Tank-less water heater

Energy Star appliances

LED recess lighting throughout

14 SEER Trane, 2 zone, 2 speed HVAC

Batt Insulation: exterior walls-6" @ R19; laundry/master interior wall-6"@ R19; cold floors-8" @ R22; attic- 10" @ R35

Note: All finishes and selections are subject to change at builder's discretion