

HEALTHY HOME

✓ AEROBARRIER

INDUSTRY LEADING AIR SEALANT:

GUARANTEED FOR 10 YEARS TO KEEP THE HOME EXCEPTIONALLY SEALED TO SUBSTANTIALLY PREVENT DUST, ALLERGENS, POLLUTANTS AND OTHER AIRBORNE PARTICULATES TO ENTER THE HOME, LEADING TO EXCELLENT INDOOR AIR QUALITY

<https://aeroseal.com/aerobarrier/why-air-sealing-matters/>

✓ APRILAIRE VENTILATION CONTROL SYSTEM

SMART INDOOR AIR CONTROL: A WHOLE-HOME VENTILATION SYSTEM THAT HELPS YOU CONTROL THE AIR FRESHNESS IN EVERY ROOM OF YOUR HOME, EXPELLING STALE, STAGNANT AIR AND REPLACING IT WITH FRESH, CLEAN AIR.

<https://www.aprilaire.com/whole-house-products/ventilation/model-8126X>



SOUTHERN PORCH
DEVELOPMENT

ENVIRONMENTALLY FRIENDLY

- ✓ LED LIGHTING THROUGHOUT YOUR HOME
- ✓ TANKLESS HOT WATER HEATER
- ✓ RADIANT BARRIER IN THE ATTIC
- ✓ SPRAY FOAM INSULATION IN THE ATTIC
- ✓ SOLAR POWER READY HOME
- ✓ HIGH EFFICIENCY TOILETS
- ✓ DOUBLE PANE LOW E 366 WINDOWS



SOUTHERN PORCH
DEVELOPMENT

CUSTOM DESIGN

- 6" EUROPEAN WHITE OAK WIDE PLANK FLOORS
- BEAUTIFUL WELLBORN CABINETS THROUGHOUT KITCHEN AND BATHROOMS
- DESIGNER TILE SELECTION FROM DAL TILE AND EMSER TILE
- KOHLER PLUMBING FIXTURES AND COORDINATING HARDWARE
- CAESARSTONE QUARTZ AND MARBLE COUNTERTOPS IN KITCHEN AND BATHROOMS
- TWO PANEL RECESSED SOLID CORE INTERIOR DOORS
- DESIGNED TO MAXIMUM SPACE
- EACH HOUSE IS DESIGNED WITH UNIQUE FIXTURES AND FINISHES SPECIFIC TO THAT HOUSE.



SOUTHERN PORCH
DEVELOPMENT

CONNECTIVITY & CONVENIENCE

- CENTRAL TECHNOLOGY HUB
- SMART WIFI ENABLED THERMOSTAT AND GARAGE DOOR
- WIRED FOR RING DOORBELL
- DATA LOCATIONS IN LIVING ROOM AND ALL BEDROOMS
- 4TH BEDROOM PERFECT FOR REMOTE OFFICE FOR WORK OR HOMESCHOOLING
- PREWIRED ALARM SYSTEM INCLUDING CAMERA LOCATIONS
- SCHLAGE CONNECT SMART LOCK ON FRONT DOOR
- LESS THAN 1.0 MILE FROM GROCERIES, GYM, MEDICAL, CLEANERS, GAS STATION, PHARMACY AND LOCAL RESTAURANTS
- MINUTES AWAY FROM LOCAL RESTAURANTS AND RETAIL



SOUTHERN PORCH
DEVELOPMENT

BUILT STRONG

- POST TENSION SLAB PROFESSIONALLY DESIGNED AND ENGINEERED
- 2" x 6" EXTERIOR WALLS
- JAMES HARDIE CEMENT LAP EXTERIOR SIDING WITH SMOOTH FINISH
- 30 YEAR OWENS CORNING OAKRIDGE SHINGLES
- VELUX SKYLIGHTS IN HALLWAY AND MASTER BATHROOM
- PEX PLUMBING THROUGHOUT YOUR HOUSE
- BOSCH STAINLESS STEEL APPLIANCE PACKAGE
- 1 YEAR GENERAL WORKMANSHIP, 2 YEAR MAJOR SYSTEMS: ELECTRICAL, PLUMBING, HVAC AND 10 YEARS MAJOR STRUCTURAL AND FOUNDATION WARRANTY THROUGH 2/10 ISSUED AT CLOSING



SOUTHERN PORCH
DEVELOPMENT