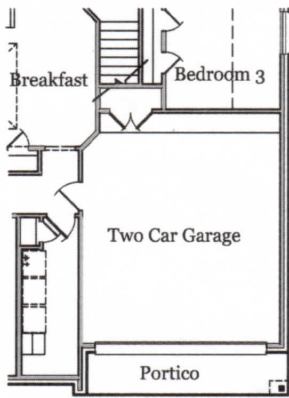
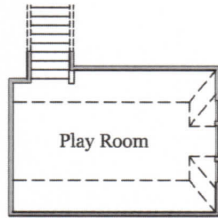


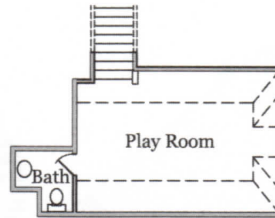
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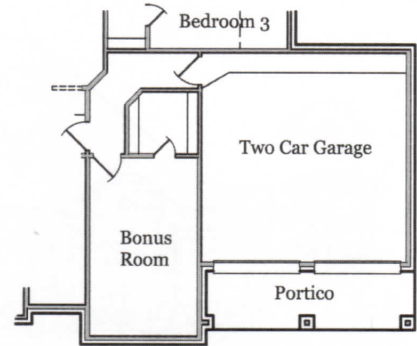
First Floor at Play Room Option #0309 and Option #0575



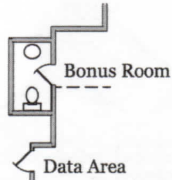
Play Room Option #0309



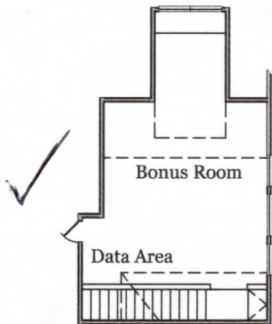
Play Room with Bath Option #0575



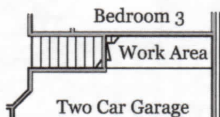
First Floor Bonus Room Option #0400



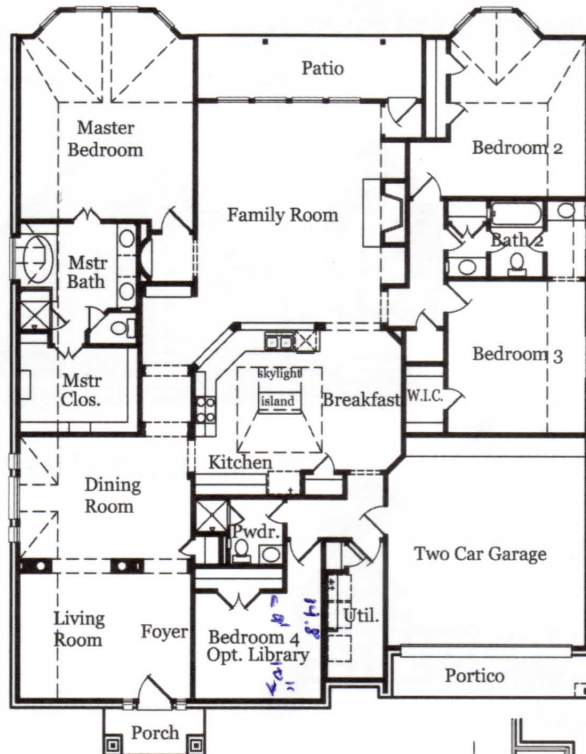
Second Floor Bonus Room with Powder Option #0573



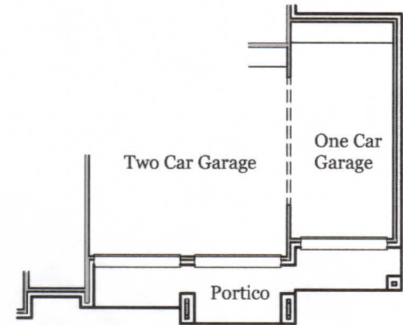
Second Floor Bonus Room Option #0075



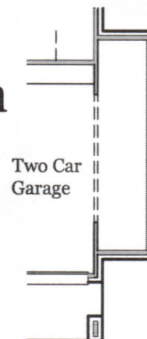
First Floor with Second Floor Bonus Room Option #0075



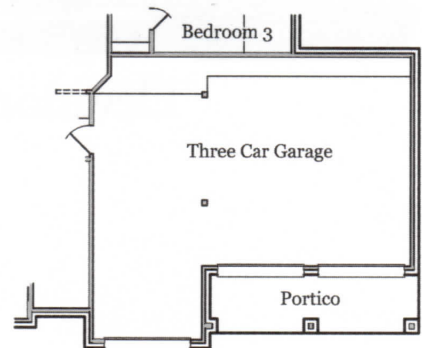
Floor Plan



Three Car Garage "A" Option #0045



Five Foot Garage Extension Option #0750



Three Car Garage "B" Option #0401



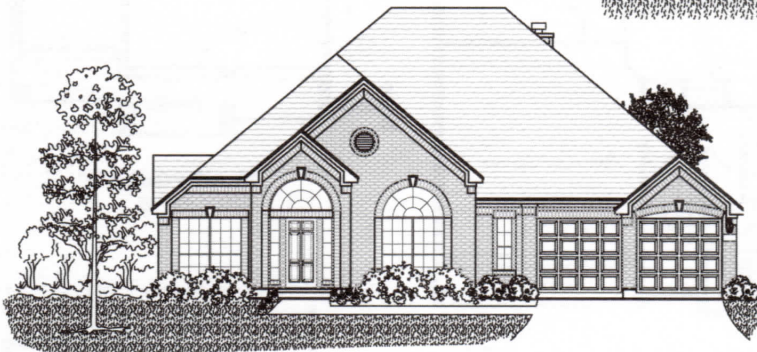
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Elevation "A"



Elevation "B"



Elevation "C"



Elevation "D"

Elevation renderings shown are artist's interpretations only. Window placement, rooflines, architectural elements and porches may vary. Elevations shown are subject to availability by community and some may or may not be offered as upgraded elevations in this community. Additional elevations may be available. Elevations, availability, and pricing are subject to change without notice. Ask your sales counselor for details. 6765 08/25/05 H



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Interior Features

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Raised panel interior doors
- Dramatic entries with your choice of ceramic tile
- Nine-foot ceiling heights in many areas adds spaciousness
- Satin nickel door hardware
- Two-tone interior paint
- Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- Choice of plush carpet with quality 1/2 inch pad
- Convenient indoor laundry area with custom shelves and rod
- Attractive fireplace with decorative mantel and gas log lighter (per plan)
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center
- Choice of ceramic tile on fireplace surround

Kitchens

- Superior quality GE® appliance package includes: gas cooktop, dishwasher, self-clean oven and spacesaver microwave
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Choice of decorator laminate countertops in a variety of colors
- Island work centers on many plans
- Moen OneTouch® faucet with pullout vegetable sprayer
- Durable 8" deep porcelain on steel sink with garbage disposal
- A convenient spice rack in the pantry adds function and storage
- Recessed can lighting (per plan)
- Attractive ceramic tile backsplash adds beauty to function
- Choice of vinyl flooring in kitchen, breakfast nook and utility room

Baths

- Cultured marble garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with marble surround
- Cultured marble seat (some shower enclosures)
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- Spinell white cabinets in bathrooms
- Magazine rack in master bath
- Choice of vinyl flooring in wet areas
- Cultured marble bath surrounds in all baths
- Porcelain pedestal sink in powder room (per plan)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- Fluorescent lighting in master closet(s)
- A/C vent(s) in master walk-in closet(s)

Construction

- National Warranty Program
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Engineered, certified and individually inspected foundations
- On site custom framing
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Plywood tongue and groove subfloor on two story plans; nailed, glued and screwed
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- Master bedroom and family room prewired for ceiling fan
- All bedrooms and game room blocked for ceiling fans
- Exhaust fan in all baths
- Prewired for phone in kitchen, master bedroom, game room and study (if applicable)
- Prewired for cable TV in family room, master bedroom and game room
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- Fully installed alarm system with optional monitoring for peace of mind

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Exterior Features

- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Kiln fired clay brick (in designated areas)
- Choice of exterior trim color(s) from color palette
- Custom cast stone address plaque (per plan)
- Front coach light with photocell for convenience
- Elegant, stained mahogany front door
- Thermo-insulated security rear door with full light and dead bolt
- Attached garages (per plan)
- Steel overhead garage door(s)
- Prewired for garage door openers
- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- Three large caliper trees in front yard
- Six-foot wood fenced back yard for privacy
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters in front (in designated areas)
- Picture framed entry walk, public walk, driveway and patio
- Oversized, wooded homesites available
- Concrete back patio allows for an outdoor dining area

Comfort & Energy Saving Features

- Homes built to meet stringent Energy Star® requirements
- We performance test every home for air leakage
- Attractive, double-pane, low-e windows provide energy efficiency and lower utility costs
- R-13 insulation in exterior air conditioned walls
- Insulated weather-resistant sheathing helps reduce energy costs
- R-30 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Energy saving gas heating system with electronic ignitor (no pilot)
- 13 seer high efficiency air conditioner(s)
- Dual or zoned A/C system (per plan)
- Additional A/C return in master bedroom for better comfort
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filter(s)
- Continuous soffit vents, ridge vent and/or air hawk ventilation system
- Standard connections for both gas and electric clothes dryer
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Superior quality reversible ceiling fan with light kit in family room and master bedroom
- High efficiency energy saving gas water heater(s)

Pioneer Homes will be continually providing you with the best possible home designs and features. In doing so, Pioneer Homes reserves the right to make additions, deletions and/or modify the available features without notice. Features displayed in our models may or may not be included as standard features.

1/06 H4M (over)