



STANDARD FEATURES 2-Story Plans

THE POINT AT IMPERIAL, A GRACEPOINT COMMUNITY

The standard features and specifications of Gracepoint Homes were selected for their enduring value. We differentiate ourselves by realizing that our role is to never compromise the structural integrity, to ensure energy efficiency and offer the latest trend of selections for you to finish your home in style.

Interior Features

- Elevator capable to all floors
- 8" baseboards on 1st floor
- 6" Crown moulding in entry, family room, kitchen, dining, study, and master bedroom
- 8' interior doors throughout
- Prewired for alarm, TV, data, and phone
- Tile floors in entry, family, dining, utility, kitchen, breakfast, and powder rooms
- Ceiling fans in family and master bedroom
- Interior sprinkler system installed in all homes
- TAEXX in-wall pest defense
- Oak-stained starter step
- Luxurious master suite with oversized closets

Kitchen Features

- Custom built J-Kraft cabinets
- Granite countertops
- Spacious kitchen island with undermount sink
- Stainless steel Whirlpool appliances
- 30" gas range
- OTR micro-hood
- 24" built-in dishwasher
- Ample LED recessed can lighting throughout

Master Bath Features

- Granite countertops
- Semi-frameless shower enclosure
- Tile shower surround and floor
- Custom mirror surround with sconces

Exterior Features

- Spacious balconies and porches
- Radiant barrier decking
- Low-E 366/insulated windows
- Cast stone accents
- Genuine clay brick exteriors
- Professionally designed landscape package
- Full programmable sprinkler system
- Front gutters on middle units; side gutters on end unit

Heating and Cooling

- 16-SEER energy-efficient HVAC system
- Media filter with fresh air ducts
- Programmable thermostat

Insulation

- Double poly seal on all doors, windows, and baseplates, and all exterior penetrations
- R-13 fiberglass Batt insulation in walls
- R-30 fiberglass blown with styrofoam baffles in flat ceilings
- R-19 fiberglass glass below in all sloped ceilings

Plumbing

- Includes all Moen fixtures
- PEX piping system

Our Quality Program

- Six hours in appointments with our design consultant to guide you through the process and assist you with adding your personal touch
- Sales office is open seven days a week
- Quality assurance meetings with construction manager
- Independent third-party code-certified inspection service

Our Warranty

- Ten-year structural home warranty provided by 2-10 Home Buyers Warranty

Our Testing Certification and Guarantees

- International code certified
- Duct blaster testing on all homes to ensure tightness of A/C ducts
- Blower door testing on all homes to ensure home tightness



Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected. Information given here is deemed to be correct, but not guaranteed.