

COMPLETE CONSTRUCTION

EXTERIOR

- ★ **ACME BRICK** on all homes
- ★ Oversized Corner Lot with Oversized Driveway.
- ★ **SPACIOUS BACK YARD** - if you are missing a garage there's plenty of room in the back yard to put a sizeable storage shed for lawn equipment and everything else that ends up taking that garage space anyways. Or, just add walls to the covered carport and convert it into a garage.
- ★ **REAL EXTERIOR HARDIE BOARD with Warranties** – NOT compressed wood that looks like Hardie
- ★ **RADIANT BARRIER PLYWOOD** - which reflects the heat and lowers the attic temperature, thus lowering your electric bills.
- ★ **INSULATION in Attic** - R-38 Blown and Batting
- ★ **SHINGLES** - 30 Year Architectural Shingles.
- ★ **ENGINEERED FOUNDATION**
- ★ **CONCRETE FEATURES** - Rebar in all concrete. NOT Post Tension cable.
- ★ **FENCING** - 3 Run-2X4 and Corral Board at the bottom. No escaping pets or uninvited pests. No sagging fence line.
- ★ **CONCRETE PATIO** – Over sized. Framed into the house structure and encased for electrical and can lighting.
- ★ **FRONT PORCHES** – at least 5 ft Wide Front covered Porches
- ★ **EXTERIOR DOORS** – Interlocking thresholds, compressed weather stripping.
- ★ **Underground Power** - Purpose is also for safety. Trees can't knock it down. Children are safer around it at play
- ★ **3 WATER SPIGOTS AND 2 GFIC ELECTRICAL OUTLETS OUTDOORS.**

INTERIOR

- ★ **CEILING FANS WITH LIGHTS** – With Dual Switches in all bedrooms and main room.
- ★ **LIGHTING** – Energy saving LED throughout, 50,000 Hour Can Lights – In living room, kitchen, front and back patio
- ★ **CEILING HEIGHT** - 10 ft high Ceiling in Kitchen, Dining, LR
- ★ **WINDOWS** – 36” Wide Egress - Double Paned 50 Low E with easy inward tilt opening for cleaning. 1” Solid Wood Window Sills , Mini-blinds in ALL rooms
- ★ **GAMBRELL CEILING** - in Primary Bedroom.
- ★ **WALL CORNERS** – Rounded Sheetrock
- ★ **PAINT** – Scrubbable Interior Satin Paint throughout.
- ★ **GAS VS ELECTRICAL** - Gas throughout; Kitchen Appliances, Water Heater, Dryer Connection, Furnace.
- ★ **AIR CONDITIONER** - 3 Ton 16 SEER HVAC SYSTEM with digital thermostat
- ★ **INSULATION** Exceeds State Requirements– Attic -R-38, walls R-13
- ★ **TAMPER RESISTANT PLUG OUTLETS**
- ★ **PRE-WIRED FOR CABLE COAXIAL** – 4 Cable wiring in all bedrooms and living room.
- ★ **ATTIC ACCESS** – Over-Sized 30” wide Heavy-Duty Attic Stair-Case. NOT a 21” wide flimsy entrance without stairs and a framed piece of sheetrock.
- ★ **WATER HEATER** - Located out of the way, in the attic. WITH Back up secondary Emergency Drain
- ★ **FLOORING** - If you’re allergy prone there’s NO Carpet – we use Water Resistant, 50 yr. Wnty Rubber Laminate Plank Flooring throughout.
- ★ **LAUNDRY ROOM** - shelves and clothes pole. Exhaust fan in Laundry room.

KITCHEN FEATURES

- ✓ Quality Appliances with their own warranties - NOT “the cheapest on the market at the moment”.
- ✓ Brushed Nickel fixtures and lighting.
- ✓ Tile back splash
- ✓ 42” High cabinets with Soft Close drawers and doors
- ✓ Large lighted walk in pantry
- ✓ Additional storage under Island and room for seating around the island.
- ✓ Solid 1 inch thick Granite Island

BATHROOM FEATURES

- ✓ Steel Bathtubs with High Quality Custom Tile surrounds. NOT “the cheapest tile they could find enough of.”
- ✓ Glass door is 3/8 inch Thick Tempered glass.
- ✓ Brushed Nickel Faucets, lights, handles and accessories. NOT Fake Chrome that wears out, fades and stains quickly.
- ✓ Exhaust fans in all bathrooms
- ✓ Cabinets with Soft Close drawers and doors
- ✓ 4 Drawers between his and her sinks in Primary bath vanity
- ✓ Cultured Marble - Double vanity in Primary bath and single in Guest bath.