

## FOUNDATION & FRAMING

- Post-tension slab professionally engineered and per community soils report recommendations.
- All Exterior Wall Framing is 2x6 wood studs
- All Interior Wall Framing on 16" Centers
- PEX Plumbing System
- Engineered Wood Floor Trusses
- 3rd Party Quality Insurance Inspections: Pre-Pour Foundation, Mechanical, Structural/Framing, Insulation/Seal, Stucco (per plan), Final Energy Certification, Wind Storm (per code), Final Walk-through

## EXTERIOR FEATURES

- 3-Story Innovative Designs
- Two Elevation Options per floor plan
- Multiple Exterior Material Packages to choose from
- Cast-Stone Address Block
- Full Guttering with downspouts connected directly to underground storm drains
- Pavers at backyard (per plan)
- 30 Year Laminated Composition Shingles
- 8' Solid Wood Two-Panel Entry Door with Satin Nickel Handle Set (Two Options to choose from)
- Electronic Keypad Entry on Front Door for Key-less access
- Steel Embossed Garage Doors with openers
- Fence with Gate (per plan)
- Driveway – Picture Frame / Broom Finish
- 2-Car Garage Standard with Optional 3-Car Garage (per plan)
- Exterior Color Schemes prepared by Professional Designers

## INTERIOR FEATURES

- All Plans designed by a Licensed Architect
- 100% Engineered Structural Designs
- Total Kohler Home
- Ceramic Tile Floors in all Baths and Utility (per plan)
- 5 1/4" Baseboards on all levels
- Energy Efficient LED lighting
- Decora Switches
- Custom floor material selections available (per plan)
- Hardware on all interior doors in Satin Nickel finish or Chrome (buyer's choice)
- Optional Cabinets and Drying Rod over Washer and Dryer
- Designer Staircase with solid oak treads from 1st to 2nd floor, carpet treads from 2nd to 3rd floor, matching oak handrails, and options for baluster designs and materials
- 1/2" Standard carpet pad (upgrades available)
- Ceiling Fans in Living Room and all bedrooms (per plans)
- Multiple Interior Paint Color Schemes prepared by Professional Designer to choose from

## KITCHEN

- Shaker style cabinets with optional stained or painted finishes
- Cabinet style and upgrade options available
- Glass or Ceramic Tile backsplash options
- Quartz countertops standard, upgrades available (per plan)



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### KITCHEN CONTINUED...

- 50/50 or 60/40 Stainless undermount sink standard
- Kohler Farmhouse “Apron-Front” sink optional upgrade
- Bosch Stainless Steel Appliance Package:
  - o 36” Gas Cooktop
  - o 30” Wall Oven & Microwave Unit (per plan)
  - o 24” Dishwasher
  - o 36” Vent Hood
- Counter Depth Bosch Stainless Steel Refrigerator optional upgrade
- Thermadore Appliance Upgrade Packages Available
- ½ HP Garbage Disposal

### BATHROOMS

- Kohler Free-Standing Tub in Master Bathrooms
- Quartz Countertops standard (upgrade options available)
- Optional Brushed Nickel or Chrome plumbing fixtures with matching accessories and hardware
- Framed Mirror Options
- Elongated Comfort-Height commodes in all baths
- Ceramic Tile Flooring in all baths
- Shaker style cabinets (optional Transitional or Contemporary styles)

### LANDSCAPING

- Professionally designed community landscaping with private walking trail
- Full sodded yards (per plan)

### ELECTRICAL/TECHNOLOGY

- Pre-Wire Cable / Telephone / Data / Alarm System / Cameras (per plan)
- Pre-Wire Surround Sound in Media Room / Game Room Optional (per plan)

### WARRANTY

- 1 Year Workmanship and Materials Warranty
- 2 Year Plumbing/HVAC/Electrical Systems Warranty
- 10-Year Structural

### SAFETY/ENERGY EFFICIENCY

- All Homes designed and built to High Energy-Efficient Standards
- Energy-Efficient Insulation with Poly Sealant around base plates, doors, and windows
- Vinyl Double-Pane Windows Throughout
- Programmable Thermostats
- R-19 Batt Insulation in Exterior Walls
- R-38 Insulation in Attic and Sloped Ceilings
- Optional Rinnai Tankless Water Heater
- Interconnected Smoke Detectors with Battery Backup
- High Efficient Air Conditioning
- Media Filters
- Security System with Keypad
- Radiant Barrier Decking
- Electronic Keypad Entry on Front Door for Key-less access



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