

# Lakeside Included Features

## ATTRACTIVE INTERIORS

- Durable and Attractive Ceramic Tile in Foyer
- Brushed Nickel Door Hardware
- Shed Resistant, Continuous Filament Carpet with Stainguard
- 1/2 -Inch, 6-Pound Nominal Carpet Pad
- 5 1/4" Base Boards Throughout the First Floor Living Area
- 5-Blade Ceiling Fan with Light Kit in Master Bedroom, Secondary Bedrooms, Family Room, Study, and Game Room, per plan
- Direct Vent Fireplace with Gas Logs and Remote Control
- Cast Stone Fireplace Surround
- Divided Lite Windows to Compliment Front Elevations
- 2" Faux Wood Blinds on All Operable Windows
- Rounded Drywall Corners Throughout Home (excludes window returns)
- Monterey Drag Textured Walls and Ceilings
- 8' Raised Panel Interior Doors on First Floor
- Divided Lite French Doors at Study, per plan
- Metal Stair Balusters, per plan
- Designer Light Fixtures Throughout Home
- Decora Rocker Switches Throughout Home
- Backpack Rack with Storage Bench, per plan

## EXTERIOR DESIGN & CONSTRUCTION FEATURES:

- Eye-Catching Exterior Elevation with Architectural Detailing
- Weatherproof Fiber-Cement Siding with 30 Year Warranty
- Landscape package with Backyard Fencing, per community guidelines
- Full Sod in Front and Rear Yards
- Front Elevation Gutters
- Stylish 8' Energy Efficient Front Door
- 8' Full Lite Back Patio Door with Built-In Mini-Blind
- Brick Front Porch
- Two-Tone Exterior Paint Package
- Designer Coach Lights
- Hose Bibbs at Front and Rear of Home
- Genuine Fired Clay Brick
- Masonry Address Block
- Covered Concrete Patio, per plan
- Deadbolt Locks on Exterior Doors, where applicable
- Weatherproof Exterior Outlets at Front and Rear of Home
- Design Enhanced Insulated Over-Head Garage Door and Opener with 2 Remotes
- Exterior Ceiling Fan on rear porches, per plan
- 30 Year High Quality Dimensional Shingles
- Bricked 1st Floor Exterior, all 4 Sides

## EXTERIOR DESIGN & CONSTRUCTION FEATURES (cont.):

- 3000 PSI Post-Tension Foundation Certified by an Independent Engineer
- Engineered Subfloor Framing System on Two-Story Homes
- 3/4-Inch Tongue and Groove Subflooring Secured with Screws and Adhesive on Two Story Homes

## ENERGY EFFICIENCY & TECHNOLOGY:

- Energy Star 3.0 Builder – Every Home Independently Inspected to Meet Stringent Energy Star Guidelines
- Exterior Air Filtration Damper
- Nexia® Home Intelligence Automation with Keyless Front Door Entry Handleset and Security Camera
- Programmable Thermostat with Humidity Control
- Lennox 16-SEER Air Conditioning System
- Dual-Zone Air Conditioning System on 2 Story Plans
- Radiant Barrier Roof Decking to Reduce Attic Temperature
- Roof Ventilation and Air Vents, per plan
- (1) 50-Gallon or (2) 40-Gallon High Efficiency Gas Water Heaters, per plan
- R-38 Insulation in Flat Ceilings (where accessible)
- R-22 Insulation on Sloped Ceilings and Attic Walls
- R-13 Insulation and R-3 Sheathing on Exterior Walls (where applicable)
- Poly Seal Insulation Throughout to Minimize Air Infiltration and Ensure Energy Efficiency
- High Performance, Triple Coated Low E Insulated Windows for Added Energy Efficiency
- Vinyl Window Frames in Tan Color
- Structured Wiring System to Meet or Exceed Development Specifications
- Wiring for Telephone Outlets in All Bedrooms, Study, Kitchen, and Game Room, per plan
- Wiring for Cable Outlets in All Bedrooms, Family Room, Study, Game Room, and Media Room, per plan
- Multi-port Branch and Tee Plumbing System
- Security System with Motion Detector, Keypad and Sensors at First Floor Windows and Exterior Doors



EVERYTHING'S  
INCLUDED  
HOMES

# Lakeside Included Features

## LUXURY KITCHEN FEATURES:

- GE® Stainless Steel Built-In Appliance Package:
  - Fully Integrated Dishwasher
  - 30" Self-Cleaning Oven
  - 30" Gas Cooktop with Sealed Burners
  - Microwave with Soft Touch Panel
  - Side-by-Side Refrigerator with Ice Maker and Water Dispenser
- Durable and Attractive Ceramic Tile in Kitchen and Breakfast Area
- 42" Raised Panel Stained Cabinets with Crown Molding
- Granite Countertops with a Choice of Edge and Under-Cabinet Lighting
- Tumbled Marble Backsplash with Decorative Accent, available in various patterns
- Deep Dual Basin Stainless Steel Under mount Sink
- Satin Nickel Pull Out Faucet
- Insulated Garbage Disposal
- Recessed Lighting in Kitchen and Breakfast Areas, per plan
- Pendant Lighting Over Kitchen Island, per plan
- Under Cabinet Lighting
- Electric and Gas Connections at Cooktop
- Spacious Pantry, per plan

## ELEGANT MASTER BATH:

- Durable and Attractive Ceramic Tile on Bath Floor
- Luxurious Garden Tub
- Separate Shower with Ceramic Tile Surround and Semi-Frameless Glass Shower Enclosure
- Opaque Rain Glass Window at Tub, per plan
- Climate Controlled Master Closet with Fluorescent Lighting
- His & Hers Stained Vanity Cabinets
- Stylish Dual Cultured Marble Vanity Tops, per plan
- Full Width Vanity Mirror
- Brushed Nickel Washerless Faucets
- Brushed Nickel Plumbing Accessories
- Water Conserving Elongated Commode

## IDEAL SECONDARY BATHS:

- Durable and Attractive Ceramic Tile on Bath Floors and Shower Surrounds
- Stained Vanity Cabinets
- Stylish Cultured Marble Vanity Tops
- Full Width Vanity Mirror
- Brushed Nickel Washerless Faucets
- Brushed Nickel Plumbing Accessories
- Water Conserving Elongated Commode

## POWDER ROOM FEATURES (per plan):

- Durable and Attractive Ceramic Tile Flooring
- Porcelain Pedestal Sink
- Decorative Oval Beveled Mirror
- Brushed Nickel Washerless Faucet
- Brushed Nickel Plumbing Accessories
- Water Conserving Elongated Commode

## UTILITY ROOM FEATURES:

- Durable and Attractive Ceramic Tile Flooring
- Shelving for Convenient Storage
- GE® Top Load Washer and Electric Dryer
- Freezer Space, per plan

## INTERIOR DESIGN CONSULTATION:

- All customers buying at pre-construction receive a complimentary (2) hour design consultation with a professional designer.

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