

# Saratoga

## H O M E S

## Benefits built into the Castellamare Series at Lake Shore Harbour

### Classic Exteriors

- 8' Classic knotty alder front door
- Sherwin Williams® Two tone paint exterior on window trim and fascia
- Fully sodded front and rear yard
- Designer Landscape Package – two trees and five shrubs
- Schlage® Brushed nickel thumb latch entry with deadbolt
- Brick on 4 sides with stone accents per elevation
- Covered Rear Patio per lot fit
- 6 ft Cedar privacy fence to rear corners of home
- Cedar plaque address numbers
- Coach light at garage and front door
- Privacy deadbolts on all exterior doors
- Garage door opener
- 30 –Year Architectural shingles
- Dock at waterside

### Modern, Functional Kitchens

- 42"- 48" Designer Gourmet Kitchen Shaker door style cabinetry with adjustable shelving, stain color of choice with crown molding, and glass mullion doors ( 1 wall cabinet)
- Granite countertops with ceramic tile backsplash w/ 4" listels
- High quality, Frigidaire® appliances for Gourmet Kitchen (Stainless Steel, 36" gas cooktop, double ovens, microwave vent hood, dishwasher, and garbage disposal)
- Kohler® 34" Stainless Steel Farmhouse Sink
- Ice maker connection for refrigerator

### Elegant Interiors

- Spacious, open designs with vaulted ceilings per plan
- 9 ft ceiling on first floor of two story homes
- 9 ft ceiling vaulted from 8' wall height on one story homes
- Wide format ceramic tile flooring in entry, kitchen, family room, dining room, utility room, and all bathrooms
- Raised 5 panel Rockport interior doors
- Satin nickel light package
- Standard wiring
- Pre-wired for alarm system
- Rounded sheetrock corners
- Frieze carpets with quality 3/8 inch pad
- Satin nickel door trim hardware
- 2" faux wood mini-blinds in major windows
- Ceiling fans in master bedroom and family room
- Additional bedrooms wired & blocked for ceiling fans
- Oak railing with wrought iron twists and basket balusters
- Smoke detectors in all bedrooms
- Level 2 Stone and Wood Mantle 36" direct vent gas fireplace.

### Relaxing Bathrooms

- 1.6 CM Silestone™ quartz square edge vanity top in master bath and hall baths
- 4 inch Backsplash in all bathrooms
- Double bowls in master bath
- Delta® satin nickel plumbing fixtures
- Separate tub and shower in master bath
- Framed chrome glass shower in master bath
- Master Shower and Garden tub with wide format ceramic tile w/ 4" listels
- River rock Master Shower floors
- Private water closets in master bathroom
- Ceramic tile surround with tub in secondary baths
- Elongated commodes in master bathroom
- Porcelain pedestal sink in powder room

### Energy Efficiency Features

- Vinyl double paned insulated Low-E windows
- Tech Shield® - radiant barrier roof decking
- 16 SEER Carrier® air conditioning system with programmable thermostat
- R-13 Batt insulation in exterior walls
- R-22 Batt insulation in sloped ceiling areas
- R-30 Blown insulation in flat ceilings
- R-4 ½ inch continuous Powerfoam® Sheathing plus ½ inch OSB Sheathing
- High efficiency energy saving gas heating system
- 40 gallon gas water heater
- Heat reflecting mylar coated R-6 Flex Ducts, fully sealed and strapped at all connections
- Spot vent attic ventilation per air flow calculations
- Poly-seal around all doors and window and caulked base plates
- Energy saving right-sized HVAC equipment with air flow calculation

### Construction Features

- Third Party quality inspections throughout home construction
- Engineered post tension foundation to lot specific soil analysis
- Fully finished garage walls
- Binsa Brick exteriors
- On-site Borate spray termite treatment
- TAEX System, tubes in the walls pesticide system
- Cemplank by James Hardie® masonry siding
- Two Exterior hose faucets
- PEX plumbing system
- Three exterior GFI electric outlets
- Insulated water pipes on outside walls
- "Crack Defense" metal straps installed on all interior doors and rafters/joist