

## Avalon at Riverstone – 60s

## FEATURE SHEET

## CHATEAU SERIES

Inspired Energy

- Fiberglass Insulation
  - R-30 Blown in flat ceiling areas
  - R-22 batts in inaccessible flat ceiling areas
  - R-19 batts in knee walls
  - R-22 batts in sloped areas
  - R-13 batts in exterior walls
- High Efficiency 15 Seer air condition system with new environmentally friendly R-410 refrigerant
- **Energy Star** Honeywell programmable thermostat-
- Air conditioning ducts tested to exceed **Energy Star** standards
- Supply air vents in all bedrooms to balance temperature & pressure for consistent comfort
- **Energy Star** gas water heater 1-50 gallon or 2-40 gallon if 3 or more full baths
- Ridge vents with vented soffit
- Energy savings Low-E double pane white frame energy efficient windows with tinted glass.

Inspired Construction

- Professionally engineered post-tension cable and 2500 PSI concrete foundation
- 30-year mildew resistant shingles
- Engineered I-joist for 2<sup>nd</sup> floors with 3/4" structure wood subfloor
- Screwed and glued sub flooring
- Radiant Barrier Roof Decking
- All wall framing on 16" centers
- Aluminum gutters on front of home
- Zurn/Pex plumbing system with centralized manifold with 25-year warranty
- Durable Sherwin Williams paint with Mildecides designed to endure the southern climate
- Water resistant barrier around window sills to prevent water leakage
- Hurricane clips and straps installed

Inspired Master Suites

- Moen® plumbing fixtures in chrome
- 12"x12" ceramic tile flooring in master bath
- Acrylic garden tub with cultured marble surround
- Separate shower with ceramic wall tile
- Cultured marble countertops with integral sinks
- Maple cabinets with knee space (per plan)
- Elongated commode in master bath water closet
- Climate controlled spacious walk-in closets with durable wood-base shelving and stained clothing rods and florescent lighting

Inspired Interiors

- Award winning designs with dramatic interiors and elegant stairways, *per plan*
- Colonist 6 panel interior doors
- 12"x12" Ceramic tile flooring in entry, powder room, utility room and secondary baths
- Abrasive wear carpet over rebond pad (carries 5-year abrasive wear warranty)
- Sherwin Williams paint with white enamel trim
- Crown Molding and chair rail in dining room
- Rounded sheetrock corners in select living area
- Dramatic staircase with stained newel posts and stained handrail with painted spindles (per plan)
- Energy Star Certified reversible 3- speed 52" ceiling fans located in family room, master suite. Choice of Weathered Brick or Pewter & includes alabaster light kit
- 2" Faux wood blinds throughout

Inspired Service

- Four hour Consultation with Signature Selection Center
- Pre- Construction Owner's Orientation
- Pre-drywall Meeting
- New Home Demonstration
- One year Fit and Finish Warranty guided by exacting Performance Standards

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Homes Inspired by You



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**Inspired Exteriors**

- Wide selection of Acme Brick or Boral Brick on 4 sides of 1<sup>st</sup> floor (per plan)
- Innovative architectural designs with choice of paint
- Mahogany leaded glass entry door
- UltraMax lifetime finish antique nickel handle set and deadbolt
- Landscaping package to include professionally installed trees and shrubbery at front yard
- Fully sodded yard ( front and rear)
- 6' rear yard privacy fence with gate (fence covering master bath window for maximum privacy)
- Covered Rear Patio *per plan*
- Front porch pavers, *per plan*
- Custom cast stone address plaque
- Solid core colonist garage access door with 2 car garage and garage door opener

**Inspired Kitchens**

- 12x12 Ceramic tile on floor and backsplash
- 42" Maple Aristokraft Avalon upper cabinets with adjustable shelves
- 50/50 stainless steel under mount sink with Moen Brantford faucet & vegetable sprayer with garbage disposal.
- GE® white or black appliances package with oven/stove, microwave, and dishwasher
- Microwave Vented to Exterior
- Group 1 Granite Countertops
- Recessed lighting in kitchen and breakfast room areas (per plan)
- Ice maker connection for refrigerator
- DuPure filtered drinking water system at kitchen sink

**Inspired Technology - Premium Wiring Package**

- Smoke detector with battery back up in all bedrooms.
- Security system contacts at operable and accessible perimeter doors and windows,
- 1 keypad installed at 2 car garage entry, pre-wired for 1 keypad at master entry, pre-wired for 1 motion detector at family & interior siren installed.
- State of the art CAT-5 advanced wiring for phones in all bedrooms, family, study, game room, kitchen, media room, & tech desk – Per Plan
- State of the art RG-6 quad-shield wiring for cable TV in all bedrooms, family, study, game room, media room, and tech desk – Per Plan
- 5.1 Surround Sound Prewire in Family Room

**The Interactive Home PLUS Package**

- Front Door Monitoring Station with Intercom & Video for Front Entrance
- 1 7" LCD Command Center Display with Audio, Intercom and one pair of 6.5" speakers in the Kitchen/Breakfast Area
- 1 Audio Keypad with one pair of 6.5" speakers in Master Bedroom
- 1 Local Source input for iPod or MP3 in Master Bedroom
- 1 Intercom Station in Master Bedroom
- 1 Triple Source input for Receiver, CD player or iPod Dock in Family Room
- 1 28" Enclosure for Multi-Source Input Module, Unity Integration Module, 4-Port Router Switch and 24v Power Supply Kit

All Stand features are subject to modification without notice including changes, additions, and deletions. Some standard features may not be available on all floorplans or in all communities. See a sales counselor for a list of other standard features for a specific community or plan. The availability and pricing of these features is subject to change without prior notice. Seller also reserves the right to make any modifications, changes or omissions to the home as long as they do not substantially adversely affect the home or if they are required by code changes with any governmental authority, and to substitute materials, equipment, cabinets, fixtures, appliances and or floor coverings with items similar or of greater quality, utility, value and or color. Materials such as brick, wood, wood grain, carpeting, paint, cabinets, cultured marble, tile, laminate, and the like are subject to shading and gradation and may vary from sample, models or colors charts. Seller will not be liable for such variation.

Buyer Acknowledgement \_\_\_\_\_  
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