



Design Specifications

Exterior Features

- ❖ Urban Farmhouse design.
- ❖ Matte black exterior lights at garage.
- ❖ Full gutters around roof.
- ❖ Fiber cement siding.
- ❖ GAF 30-year shingles in Charcoal.
- ❖ Matte black metal roof, per elevation
- ❖ 8-foot solid wood entry door with security glass.
- ❖ 2-car garage.
- ❖ Low-E, double paned, vinyl framed windows.
- ❖ Fully fenced with pressure treated wood (2 -12-inch rot boards with 6-foot pickets).
- ❖ Sherwin-Williams A-100 Exterior Acrylic Latex Paint.
- ❖ Fully sodded front & backyard with light landscaping.
- ❖ Hose bib at front and rear of home.
- ❖ Gas stub out at back patio.
- ❖ Remote controlled garage door opener with keypad entry.

Interior Features

- ❖ 10-foot ceiling height at first and second floors.
- ❖ Engineered wood flooring throughout entire first floor & stairs.
- ❖ Ceramic/porcelain tile bath floors, tub/shower surround, primary shower and utility room.
- ❖ Carpet in second floor common areas, bedrooms & bedroom closets.
- ❖ Washer and dryer connections (gas & electric).
- ❖ Stainless steel sink at utility room.
- ❖ Wrought iron stair rails and bannisters.
- ❖ Tall baseboard molding throughout entire home.
- ❖ 8-foot (where allowed by framing) 2-panel interior hollow-core doors.
- ❖ Pony wall at second floor stair opening.

Interior Features - continued

- ❖ Matte black hardware (doors, cabinet, & bath)
- ❖ Recessed can lights with LED bulbs throughout entire home
- ❖ Sherwin-Williams ProMar 400 VOC Interior Latex Paint in Pure White SW 7005, flat finish, orange peel texture on walls, fully textured ceilings
- ❖ White shaker-style cabinets throughout home.
- ❖ Black fixtures & hardware.
- ❖ Undermount sinks at all baths.
- ❖ Apron-front farmhouse sink at kitchen island.
- ❖ Quartz counters throughout home.
- ❖ Cabinet/Wall mounted microwave/oven combo.
- ❖ 30" cooktop.
- ❖ Stainless steel dishwasher.
- ❖ Pre-wiring for cable & CAT-5 internet at living room, gameroom & all bedrooms.
- ❖ Dual rainfall-style showers at primary bathroom.
- ❖ Separate water closet at primary bath.
- ❖ Dual closets at primary suite.
- ❖ Dual vanities with dual sinks at primary bath.