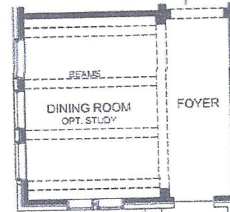


Left Swing

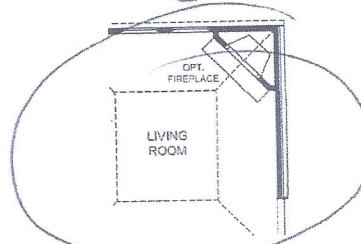


FIRST FLOOR PLAN

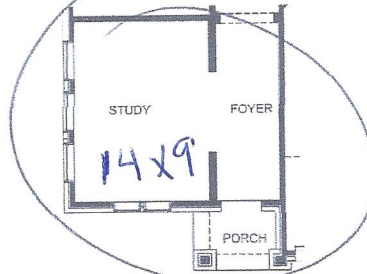


OPTIONAL BEAMS AT DINING

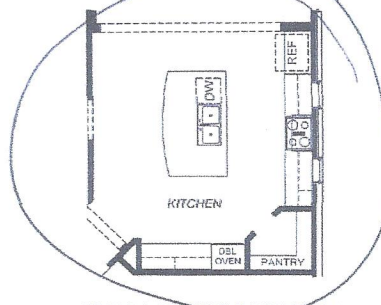
study



OPTIONAL CORNER FIREPLACE



OPTIONAL STUDY



OPTIONAL BUILT-IN KITCHEN



10611 Silver Shield  
Way

## Albury Trails

### Feature Sheet

#### Interior Features

- Rounded sheetrock at 90 degree corners
- Flat Panel Birch cabinets in Master Bath with High Vanities
- Matte Cultured Marble vanity top with Double Sinks in Master Bath
- Acrylic garden tub with separate shower and tile surround
- Tiled floor at master shower
- Semi-frameless shower enclosure at Master Bath
- Elongated commodes in all baths
- Porcelain Pedestal Sink in Powder Room
- Smoke Detectors
- Wood shelving in all closets, pantry & utility room
- Telephone wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Cable wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Ceiling fan in master bedroom, all secondary bedrooms, family room (study, game room, if applicable)
- Moen lifetime warranty plumbing fixtures throughout
- Wood burning fireplace
- Cast Stone mantle
- Matching kitchen and vanity cabinets
- Sherwin Williams paint
- Brushed nickel interior & exterior door hardware
- Full stair parts
- Ceramic tile flooring in entry, kitchen, utility and all baths
- Pre-wired for security system

#### Kitchen Features

- Built-in stainless steel Frigidaire Appliances (package: microwave, cook top, dishwasher & double oven)
- 36" Flat Panel Birch cabinets with crown moulding
- Granite countertops with bullnose edge
- Ceramic tile backsplash on diagonal
- Recessed lighting
- Stainless steel undermount kitchen sink with garbage disposal and vegetable sprayer
- DuPure drinking water filtration system
- Ice maker connection for refrigerator

#### Exterior Features

- 3 sides brick – 1<sup>st</sup> Floor
- Brick front entry walls
- Brick pavers in front porch
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Double Bore Painted Fiberglass Raised Panel Front Door
- Double Bore Painted Fiberglass Raised Panel ½ Lite Back Door
- Divided lite windows on front elevation
- Pre-wired for coach lights
- Pre-wired for garage door opener
- 30 year shingles
- Covered back patio

#### Construction & Energy Features

- HERS (Home Energy Rating System) Index
- Radiant Barrier
- Third party quality inspections throughout construction process
- High-efficiency 16 SEER Carrier air conditioning system with programmable thermostat
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Natural gas water heater
- Fully sheet rocked and painted garage
- Post tension slab
- Taexx built-in pest control system
- Bora-Care application to protect building materials against wood destroying insects and fungi
- Vinyl Windows

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