



**FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM):**

- Engineered Swiss Flooring throughout
- Coat Closet
- Quartz Countertops
- Undermount Sink
- Moen Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

**SECOND FLOOR (Owners Suite + 2 Guest Bedrooms):**

- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Paint Grade Shaker Cabinets
- Powder Room with Pedestal Sink

**Master Bedroom and Bathroom:**

- Engineered Swiss Flooring
- Coffered Ceilings
- Designer Porcelain Tile, Bath & Shower Tile
- Free-Standing Soaking Tub
- Frameless Glass Enclosed Shower
- Moen Plumbing Fixtures
- Undermount Dual Sink
- Quartz Countertops
- Framed Mirrors
- Shaker Cabinets
- Walk-in Closet with Built-ins
- Private Water Closet

**Secondary Bedrooms and Bathrooms:**

- Designer Plush Carpet with Thick Padding
- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermount Sink
- Moen Plumbing Fixtures
- Shaker Cabinets

**MECHANICAL SPECIFICATIONS :**

**Foundation:**

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

**Frame and Cornice:**

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor

- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm per Plans and Codes

**Windows:**

- Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

**Ceiling Heights:**

- 11' First Floor
- 9' Second Floor

**Exterior:**

- HardiPlank Siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

**Air Conditioning and Heating:**

- 3.5 Ton, 16 SEER A/C System
- Trane Condensing Unit
- Trane Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

**Electrical:**

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 150 AMP Main Electric Panel
- All Other Electrical Wiring as per Floor Plans
- Recessed Can LED Lighting

**Plumbing:**

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

**Insulation:**

<b>Area:</b>	<b>Material:</b>	<b>R-Value:</b>	<b>Thickness:</b>
Exterior Walls	Batt	R-19	5"
Cold Floors	Batt	R-19	12"
Ceilings	Batt	R-19	5"
Attic	Blown	R-38	12"

**Appliances:**

- Washer: Samsung WF42H5000AW
- Dryer: Samsung DV42H5000EW
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS
- Refrigerator: Samsung RS25J500DSR

CHOICE IS THE ULTIMATE LUXURY

