



6243 Garden Lakes
Upgrades & Features

Exterior:

- Upgraded Brick added on sides and back of home
- Upgraded Stone on front elevation
- Upgraded Landscaping package
- Over-sized lot, with spacious front, side and backyard
- Full Sprinkler System
- Matching brick on front porch
- Extended covered Patio in backyard
- Ceiling fan & Light in backyard

Interior:

- Hardwoods throughout
- Upgraded carpet (Padding & Design) in the bedrooms, media, study
- Larger upgraded tile in wet areas
- Stone Fireplace surround floor to ceiling, raised Hearth
- Upgraded luxurious window treatments; Shutters
- Upgraded Light Fixtures
- Upgraded 4-1/2' decorative baseboards
- Security system with one keypad at garage access & two additional pre-wired in master and at front door
- French Doors at Study

Kitchen:

- Upgraded level white Quartz counters & backsplash
- Stainless Steel Appliances
- 10" undermount stainless steel sink
- Upgraded level cabinets, with extended height
- Under cabinet plug mould in kitchen to keep outlets out of the backsplash
- Upgraded Vent hood

Master/Secondary Bedrooms:

- Framed mirror in Primary Bath
- Jetted, Deep oval tub in Primary with tile surround
- Medicine cabinet added in Primary
- Elongated commodes
- Ceramic tile flooring In all baths
- Upgraded Quartz counters in all bathrooms

Quality Assurance & Energy Features:

- Professionally engineered and inspected post-tension foundations with 3000 PSI concrete mix
- Structural framing engineered and certified on all homes
- High efficiency carrier 16 SEER System with eco friendly Puron® refrigerant
- LP" Tech Shield radiant roof decking to reduce attic heat
- Low E3 high efficiency glass with vinyl framed windows to reduce ultraviolet radiation
- R-38 blown insulation in attic, R-13 batt insulation in walls and R-22 in sloped ceilings
- Poly grade 2 or phase 2 sealant around all doors, windows, plumbing pipes & electrical wiring holes to minimize air infiltration
- MERV 10 media filter with fresh air intake system
- R-6 insulated duct work throughout home
- Fully programmable thermostats to simplify owner comfort
- FlowGuard Gold CPVC plumbing system installed in all homes Improving water purity and energy efficiency
- Quick recovery 40 or 50 gallon gas water heater per plan
- Hardiebacker" cement board with 'mold block" technology Impervious to water damage overlaid with fiber cloth and resign to seal all Joints & mitigate potential gaps in all tubs & showers
- Ridge vents, soffit vents and air hawk ventilation
- Energy Efficient CFL Fluorescent Light Blubs per Plan
- Thermoply° sheathing used to mitigate hot walls. per plan
- Full OSB sheathing with Dow Wathermate Plus housewrap on all exterior walls

Please independently verify.