

# FEATURES

## Premier Plus Standard Features

### Inspired Kitchens

- ☞ Automatic light in walk in pantry
- Ceramic tile on floor and backsplash
- 3 cm granite countertops with square or bullnose edge
- 42" raised panel upper cabinets with adjustable shelves, choice of maple, oak, or painted
- Elegant crown molding on kitchen cabinetry
- ☞ Two sliding pot and pan storage drawers under cooktop
- ☞ Double trash pull out
- Moen® pull out faucet in stainless steel
- 8" deep under-mount stainless steel sink
- ☞ Tilt out sponge tray at kitchen sink
- GE® stainless steel appliance package with 30" oven, 36" cooktop, microwave, and dishwasher
- Updraft ventilation system with multiple speeds vented outside the home

### Inspired Finishes

- ☞ Double crown molding in entry
- ☞ Single crown molding in the dining room, living room, kitchen, breakfast and master bedroom
- Upgrade trim package
- ☞ 8' mahogany entry door with your choice of decorative glass inserts
- 8' raised panel doors on first floor, *per plan*
- Full light rear doors
- Choice of multiple designer lighting packages
- Choice of six wall paint colors and two trim paint colors
- Stained oak handrail with painted wood spindles
- Decorative painted wood fireplace mantle w/ tile surround & hearth
- Designer ceiling fans in the master bedroom, family room and gameroom
- ☞ Moen® plumbing fixtures throughout
- Schlage® door knobs and handle set in select finishes
- Bathroom hardware in select finishes

### Inspired Master Suites

- ☞ Oversized whirlpool tub with therapeutic jets

- ☞ Hand held master tub faucet
- Moen® plumbing fixtures in brushed nickel
- ☞ Tiled, recessed master shower with seat/ledge, *per plan*
- Cultured marble countertops with integral sinks
- ☞ His-n-Her raised-height vanities, *per plan*
- Knee space at vanity, *per plan*
- Painted cabinets with concealed hinges
- ☞ Climate controlled large walk-in closets with florescent lighting

### Inspired Interiors

- Award winning designs with dramatic interiors and elegant stairways, *per plan*
- 42" wood burning fireplace with gas logs, *per plan*
- Elongated commodes throughout
- Rocker light switches throughout
- Ceramic tile in entry, kitchen, breakfast, powder, master bath, all secondary bath areas and utility
- Designer carpet with deluxe carpet pad
- 30" upper cabinet with one rod and shelf in utility
- Pedestal sink in powder room

### Inspired Kids

- ☞ Cable TV outlets in all bedrooms and game room
- ☞ Jack-n-Jill baths with separate vanity areas, *per plan*
- ☞ Generously sized closets in secondary bedrooms
- Blocked and wired for ceiling fans in all secondary bedrooms

### Inspired Service

- ☞ Plan review meeting prior to commencement of construction and staged walk throughs
- ☞ Four hour consultation time with interior designer
- ☞ One year Builder's Warranty
- ☞ Two year Mechanical Warranty
- ☞ Taylor Woodrow 10 year Structural Warranty
- ☞ Customer survey after each year and review



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### Inspired Construction

- Professionally engineered post-tension foundation
- James Hardie™ exterior products with 50 year limited warranty
- ☞ 30-year mildew resistant shingles
- Ridge ventilation with James Hardie™ perforated soffit, *per plan*
- Engineered I-joist for 2<sup>nd</sup> floors with 7/8" structurewood subfloor
- ☞ Screwed and glued sub flooring
- ☞ Structurally engineered frames that are individually certified
- All wall framing on 16" centers
- ☞ Ceramic Tile in all wet areas
- ☞ Rounded sheetrock corners throughout
- ☞ Butler's Pantries for extra storage, *per plan*
- ☞ Lighted and decked attic storage, *per plan*
- ☞ Seamless aluminum gutters at the front of the home

### Inspired Exteriors

- Masonry exterior clay brick, stone, and/or four coat conventional stucco exterior w/ Elastomeric™ finish, *per plan*
- Fully sodded yards with programmable sprinkler system
- Generous front and rear yard landscape package
- Fully fenced back yard, *per community specifications*
- Four sides of masonry on first floor, *per plan*
- Covered rear porch, *per plan*
- Front porch pavers, *per plan*
- Custom cast stone address plaque

☞ Inspired Touches from Taylor Woodrow Homes

\*Applicable to all homes built after 2/1/07.

All *Inspired Touches* and standard features are subject to modification without notice including changes, additions, and deletions. Some *Inspired Touches* and other standard features may not be available on all floorplans or in all communities. Some *Inspired Touches* are available only on specific plans and/or in specific communities. See a sales counselor for a list of *Inspired Touches* and other standard features for a specific community or plan. Some *Inspired Garage* features are available only with detached garages. 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. Premier Plus 09.04.07

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Buyer Acknowledgement.

### Inspired Technology

- ☞ CAT 5 wiring for all telephone/computer outlets in all bedrooms, kitchen, family, study and gameroom to structure wiring panel
- ☞ RG6 Cable TV outlets in all bedrooms, family room and game room to structure wiring panel
- ☞ Pre-wiring for surround sound (one location)
- ☞ Pre-wiring for two room speakers with volume control (one location)
- ☞ Full security system including two keypads

### Inspired Energy

- ☞ Energy Star Certified\*
- ☞ 14 SEER high efficiency, area-zoned air conditioning system with R6 rated duct system and a one year full warranty, plus an overall 5 year manufacturer's parts warranty and an additional 15 year manufacturer's parts warranty (total of 20 years) on the heat exchanger
- ☞ Double pane Low-E windows
- ☞ Radiant barrier roof decking
- ☞ Gas furnace and water heater; one 50 gallon or two 40 gallons rapid recovery, *per plan*
- ☞ Gas line supplied to fireplace, dryer, and cooktop
- ☞ Programmable thermostats
  - R-4 insulated sheathing behind all brick areas
  - R-13 batt insulation on exterior walls
  - R-30 blown insulation at open attic areas
  - R-19 insulation at closed attic areas
  - R-22 insulation at ceiling areas common to rafters or sloped ceilings

### Inspired Garages

- ☞ Built in storage shelves
- ☞ ½ HP garage door opener with two remotes
- ☞ Insulated, pinch resistant Garage Doors
  - Fluorescent lighting, *per plan*

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