

MKM Superior Homes, LLC

Feature sheet for 286 Greenbriar Dr.

Exterior features that are included:

- Sherwin Williams exterior and interior colors
- Austin chopped stone on front elevation
- Cement board siding and trim
- Composition architectural dimensional 35-year shingles
- Two exterior coach lights at the garage
- Landscaping down lighting on front of home
- Rain gutters installed on the front of the home only
- Sprinkler system (Will not cover entire lot. Just where sod is installed)
- Sod (maximum of 15 pallets installed around home only)
- Custom stone landscape surround in front yard
- Three hose bibs located around home
- White vinyl double paned energy efficient tilt sash windows – tilt sash is for easy cleaning
- 30 x 30 shop or extra garage with two 16 x 7 ft garage doors. Drive through shop/garage
- Oversized concrete driveway to the garage and the 30 x 30 shop
- Extra side access door from the house garage to the 30 x 30 shop – with concrete walkway
- Extra electric service panel in 30 x 30 shop with 6 outlets already installed
- Two back porches – off the master bedroom and dining area
- Extra large back patio 10ft x 40ft wide

Interior Features that are included:

- Larger 3 1/2" baseboard with matching 2 1/2" door trim
- Raised Panel interior door – 2 panel style
- 8 to 9 ft ceilings throughout home
- 2" Faux wood white blinds
- Two tone paint with white ceilings
- Upgraded chair rail and wood panels in Dining area
- Crown molding throughout home (entry, extended entry, family room, dining room, kitchen, and master bedroom).
- All bedrooms and baths have privacy locks
- Oversized master closet
- Arc-Fault outlets
- Ceiling fans located in the Family room, Master bedroom, Bedroom #2, Bedroom #3
- LED ceiling mount can style lights
- Upgrade – 4 led lights installed in the master bedroom and 4 led lights installed in Family room

- **Kitchen Features:**
 - Shaker style cabinets with soft close doors and drawers
 - Cabinet color will be white or off white
 - Upper cabinets with crown molding
 - Concealed hinges
 - Cabinet hardware included
 - All wood cabinets throughout (No particleboard inside or out)
 - Custom dovetail constructed drawers
 - Adjustable shelves for upper and lower cabinets
 - Oversized kitchen island (table style sitting island)
 - Corner pantry with wrap around storage shelves
 - Level 1 granite with a straight edge profile
 - Under mounted stainless steel deep sink
 - Tile backsplash
 - Water line for refrigerator
 - Under cabinet lighting
 - Stainless steel appliance package
 - Stainless steel Micro hood above range vented to the outside of home
 - 30" stainless steel electric range
 - Stainless steel dishwasher
- **Bathroom features:**
 - Bachelor height Wood base cabinets
 - Level 1 granite with white or off-white oval shaped under mount sinks
 - Double sink vanity in master bath
 - Moen centerset faucets and tub/shower fixtures
 - Tiled shower with custom corner shelves
 - Elongated toilets in master and hall bath
 - LED lights located above master shower and hall bath shower
 - 5ft soaker tub in master bathroom
- **Flooring:**
 - Luxury vinyl wood plank type flooring throughout
 - Carpet in all bedrooms and closets

Construction features included:

- Vinyl framed, Low E2 double pane, high performance windows with easy tilt sash for cleaning
- Sill seal between slab and exterior plates to act as a gasket
- Tech shield radiant roof barrier decking for a cooler attic
- Programmable thermostat
- Jump ducts in all bedrooms to help balance hot and cold areas in home
- Microwave is vented to the outside to improve indoor air quality
- Formaldehyde free fiberglass batt insulation
- PEX plumbing system

Construction features not included

Can be added to contract with a change order form

- Full gutter system around house
- Crown molding or extra finish carpentry trim work
- Garage cabinets
- Other -

MKM Superior Home Representative

Date

Buyer

Date

Buyer

Date