

Talia Trails INCLUDED FEATURES

M Street Edge: Environments for Living... "PLATINUM"

- Energy Star Builder
- R-20 Sloped Ceiling with 5 1/2" Foam
- R-13 Cellulose Insulation in the Walls
- Vinyl Tilt-in Windows with Low E-366 Double Insulated Glass
- 15 SEER High Performance Amana® A/C System w/ *Lifetime Compressor Warranty*
- Poly-foam Sealant Around Doors, Windows & Exterior
- Hospital Grade Filtered Fresh Air Intake Systems
- Pressure Balanced Ducts
- Honeywell @ *Vision Pro 8321 Humidistat*
- Viega Manifold Plumbing System
- 95 AFUE Variable Speed Sealed Combustion Furnace
- Rinnai On-Demand Water Heater(s)

A Finely-Detailed Interior...

- 42" Direct Vent Cast Hearthstone Fireplace with Ceramic Logs
- Stained Hardwood Treads on Staircase to 2nd floor
- Hand Stained Oak Hand rails with 5 1/2" Newell Posts
- Staircase Includes Metal Spindles w/ Alternating Basket Configuration
- Substantial Lighting Fixture Allowance at Lighting Inc.
- Data Smart Security System with 2 Keypads
- *Up to Level 4 Wood or Tile* in Extended Entry Dining, Kitchen, Breakfast, Family, Master and Game Rooms (per plan)
- Mohawk® *Level 4 Carpet* with 1/2" Pad
- Wainscot paneling in Formal Dining Room
- Arched Openings, Plant Ledges and Art Niches (Per Plan)
- Crown Molding Throughout 1st floor, all 2 Story Ceilings, 2nd Floor Master Bedroom and Game Room
- Oil Rubbed Bronze or Nickel Lever Door Hardware (Moen)
- Up to 5 Multi-Speed Ceiling Fans at Choice of Locations
- Prewired CAT-5 Telephone and TV Cable in All Bedrooms, Game Room, Study, Kitchen, and Family Room(s)
- 5.1 Surround Sound Prewire in Media Room
- Smoke Detectors with Battery Back-Up Throughout Home
- Minimum of 2 Carbon Monoxide Detectors
- Rocker Switches throughout home

An Opulent Kitchen...

- *Up to Level 4 Wood or Ceramic Tile Floors* in Kitchen, Breakfast & Utility Room
- *Up to Level 4* Tile Backsplash on Diagonal in Kitchen
- Granite Countertops with **Kohler Farm Sink** and Single Lever Faucet with Extension Spray
- Heavy Duty Garbage Disposal
- 42" Raised Panel Maple Cabinets with Crown Molding Bump-Out, Full Drawer Extension
- *Electrolux Icon Stainless Steel Appliance Package*
 - 36" 6 Burner Gas Range
 - 30" Built in Oven
 - 25 Cubic Foot Refrigerator & 25 Cubic Foot Freezer

- Super Capacity Dishwasher
- Built-In Touch Pad Microwave
- Built-In Warming Drawer

Lavish, Relaxing Baths...

- *Up to Level 4* Ceramic Tile Floors in All Baths
- *Up to Level 4* Granite Vanity Tops w/ Dual Under Mount Sinks and Bull nose Edge in Master
- *Up to Level 4* Granite Vanity Tops in 2nd Baths w/ Square Edge
- 6' Drop-In Whirlpool Tub and Drop Shower in Master Bath
- *Up to Level 4* Tile on all Bathtub/Shower Walls
- Nickel/ORB Dual Handle Faucets (w/ 8" Spread in Master)
- Raised Panel Maple Cabinetry
- Medicine Cabinet (Per Plan)
- Elongated Commodes in All Baths
- Pedestal Sink in Powder Room
- Mirrors to ceiling line in all baths

Impeccable Exterior Features...

- Full Aluminum Gutters that drain into the storm sewer
- 8' Decorative Front Door w/ Schlage® Nickel/ORB Hardware
- Decorative Steel No-Sag Garage Door w/ Two Remotes & Decorative Hardware
- Slate or Concrete Pavers on Drive, Walks, Porch, and Patio
- Full Sod Yard w/ Landscape Package
- Full Irrigation System
- Front Coach Lighting
- Schlage® Single Cylinder Deadbolt Lock on Exterior Doors
- Backyard 8' Double Sided Privacy Fence with Gate

Quality and Longevity of Home...

- Cemplank by Hardie Masonry Siding with Manufacturer's 25yr Warranty Included
- Divided Light Windows on Front of Home (Per Plan)
- Professionally Engineered Post-Tension Foundation with 1/2" Cables
- Engineered Flooring Systems
- Tongue and Groove Subflooring on 2 Story Homes
- 16" On-Center Studs on All Walls
- Homes Designed to Meet 2013 Wind Storm Requirements
- HomeTeam® Pest Defense System
- Certified Structural Framing Inspection
- 30-yr Dimensioned Roof Shingles
- Pressure Treated Sole Plate to Resist Moisture
- Borate Treatment of Wood Framing on Foundation
- Low VOC Latex Paint throughout Interior & Exterior of Home

Written Guarantee....

- 10-yr Structural Warranty Program
- 2-Yr Mechanical Systems Warranty (Elect, HVAC, Plumbing)
- *Certified HERS Rating Provided on Each M Street Home*
- Consultation with Designer
- Third Party Performance Tested and Certified Homes
- Energy and Comfort "Guarantee"

Plans, prices, specifications, included features and available options are subject to change without notice.
Square footage, if shown, is approximate. See Sales Counselor for current details.