

# Porters Mill

## Interior Features

- **Vinyl wood look flooring in all bathrooms and 1<sup>st</sup> floor areas except bedrooms**
- **Built-in Home Automation controlled from a single app**
- **1<sup>st</sup> floor Wrought iron stair parts (per plan)**
- **Elongated commodes in all baths**
- **Cultured Marble vanity top with double Sinks in all bathrooms (per plan)**
- **MOEN** lifetime warranty plumbing fixtures
- **SHERWIN WILLIAMS** paint
- Separate tub/shower in Bathroom 1
- Flat Panel Maple cabinets in Bathroom 1 with high vanities
- Porcelain Pedestal sink in Powder room
- Smoke detectors
- Combo Cat 5/RG6 wiring in Family Room and Bedroom 1 (Study and Game Room if appl)
- Ceiling fan in Family Room and Bedroom 1 (study and game room if applicable)
- Brushed nickel interior & exterior door hardware

## Kitchen Features

- **Stainless Steel appliances (microwave, dishwasher & gas range)**
- **DUPURE® drinking water filtration spigot**
- **Granite countertops with square edge**
- **Recessed can LED lighting**
- 36" Flat Panel Maple cabinets with crown molding
- Stainless steel undermount kitchen sink
- Garbage disposal
- Ice maker connection for refrigerator

## Exterior Features

- **3 sides brick – 1<sup>st</sup> Floor**
- **Covered back patio (per plan)**
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Double Bore Painted Fiberglass Raised Panel Front Door
- Double Bore Painted Fiberglass Full Lite Back Door
- Prewire for coach light (per plan)
- Prewire for garage door opener
- 25 year shingles

## Construction & Energy Features

- **RINNAI Tankless Water Heater**
- **HERS (Home Energy Rating System) Index**
- **Radiant Barrier**
- **High-efficiency 16 SEER air conditioning system with programmable thermostat**
- **BORA-CARE application to protect building materials against wood destroying insects and fungi**
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Fully sheet rocked and painted garage
- Post tension slab
- Double paned Low E Vinyl windows
- Third party quality inspections throughout construction process

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