



Alder Trails – 50's

FEATURE SHEET

VILLAS SERIES

Inspired Kitchens

- 42" Maple cabinets w/ adjustable shelves
- Granite countertops in kitchen -level 1
- GE stainless appliances with gas range, microwave and dishwasher
- Ceramic tile in kitchen/breakfast – level 1
- Ceramic tile on kitchen backsplash, diagonal – level 1
- Kichler LED lighting in kitchen/breakfast
- Electrical outlets on backsplash installed horizontally
- Stainless top mount sink 8 inches deep – 50/50 split
- Moen chrome Camerist pull out faucet w/ spray
- DuPure filtered drinking water system at kitchen sink w/ matching spigot

Inspired Master Suites

- Cultured Marble countertops
- Ceramic tile flooring- level 1
- Maple cabinets w/ raised vanities and knee space (per plan)
- Dual sinks at master
- Elongated commode in master toilet room
- Separate shower with chrome shower frame and acrylic pan with ceramic tile at pony wall and window sill - level 1
- Garden tub with cultured marble skirt and tile surround – level 1
- Moen Brantford chrome faucets
- Climate controlled spacious walk in closets with durable shelving, natural clothing rods

Inspired Interiors

- Ceramic tile in all baths and utility level 1
- Square pedestal sink, elongated commode in powder bath, per plan
- Round commodes in all secondary baths
- PPG paint with white enamel trim
- Ceiling fan in family room - 3 speed
- Ceiling fan pre-wire in the master suite
- Kichler brushed nickel or bronze lighting package "Jolie"
- Staircase with metal spindles at staircase and entry overlook with stained red oak handrail. Sheetrock ½ walls at all other openings standard
- Coffered ceilings per plan
- Cultured marble tops in secondary baths, maple standard height cabinets
- Square sheetrock corners and openings per plan
- Toggle light switches
- Kwikset Polo brushed nickel interior door hardware
- 3 ½" base boards and 2 ½" casing
- Moen Brantford chrome faucets in all baths
- Rockport interior 5 vertical panel doors 6'8"

Inspired Exteriors

- Meridian Brick featuring Boral or Forterra Brick on sides and rear of 1st floor, per plan
- Covered Patio w/ LED lighting and ceiling fan pre-wire
- Back door 6'8" ½ lite
- Fiberglass v-grove 2 panel entry door 6'8" w/brushed nickel knob w/ deadbolt
- Landscaping packages to include professionally installed trees and shrubbery in the front yard
- Sod in the front yard
- Aluminum gutters on front of home
- 6 foot privacy fence with gate
- Solid core garage access door with pre-wire for garage door opener
- Custom cast stone address plaque
- PPG exterior paint

Inspired Construction

- Professionally engineered post –tension cable and 2500 PSI concrete foundation
- Engineered I-joist for 2nd floors with 3/4” structure wood subfloor
- 30 year mildew resistant shingles
- Fresh air blending system provides proper exchange of outside and inside air to improve air quality
- Screwed and glued sub flooring
- Radiant barrier roof decking
- All wall framing on 16” centers

Inspired Energy

- High Efficiency 15 Seer air condition system with new environmentally friendly R-410 refrigerant
- Electric panel located on outside of home
- Energy Star Honeywell programmable thermostat
- Energy Star gas water heater 1-50 gallon or 2-40 gallon if 3 or more full baths
- Energy savings Low E double pane windows with energy efficient tinted glass
- Ridge vents with vented soffit

Inspired Technology

- Smoke detector with battery back up in all bedrooms
- Prewire for security keypad at garage entry door
- Prewire for recessed security contacts at three operable doors
- Prewire for Motion detector at family room
- Prewire for interior siren
- Phone or data lines CAT5 pre-wire at 3 locations

Inspired Service

- Two 3 hour consultations with Design Center
- One 2 hour Pre-construction / Final Option Review with the Design Center
- Groundbreaking Ceremony at homebuyers lot
- Pre-drywall meeting
- New Home Demonstration
- One year Fit and Finish Warranty guided by exacting performance standards

All included features are subjected to modification without notice including changes, additions, and deletions. Some included features may not be available on all floor plans or in all communities. Some included features are only available on specific plans and/or in specific communities. See a Sales Associate for a list of other included features for a specific community or plan. 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 flooring coverings with items similar or of greater quality, utility, value and or color. Materials such as brick, wood, wood grain, carpeting, pant cabinets, granite, cultured marble, tile, laminate, and the like are subject to shading and gradation and may vary from sample, models or color charts. Seller will not be liable for such variation. 12.1.16

DocuSigned by:
Linda Rogers

Buyer Acknowledgement: _____
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Date: 3/6/2018
Date: _____