



Beacon Hill Lake Ridge

Interior Features

- **Ceramic tile in all standard wet areas**
- **MOEN** plumbing fixtures with lifetime manufacturers warranty
- Classic 5 panel Rockport interior doors
- High quality PEP polyester carpet with a 5 year warranty and 3/8" padding
- Divided light windows in front per plan
- Energy efficient half light rear exterior door
- Square sheetrock corners throughout the home (excludes windows)
- Interconnected smoke detectors with battery back up and carbon monoxide detectors where required
- Brushed nickel ceiling fan with light kit in the family room
- All bedrooms and game room blocked and pre-wired for ceiling fan and light
- Brushed nickel door hardware and lighting
- 2 RG6 cable outlets (living & master)
- Tall designer oak cabinet to match kitchen
- **Cultured vanity tops** with integrated sink and 4" backsplash
- High efficiency water conserving **elongated toilets**

Kitchen & Breakfast

- Designer **42" flat panel oak cabinets** in 5 colors with adjustable upper shelves
- **Granite kitchen countertop** with undermount double-sided 8" deep stainless steel sink
- **Ceramic Tile backsplash**
- 1/3 HP garbage disposal
- Recessed can lighting
- White or black GE gas range with vent hood and Energy Star dishwasher
- Large walk-in pantries per plan

Master Bath

- **Double** Vanity Sinks with cultured marble countertops
- Rejuvenating **42" garden tub and separate shower** with ceramic tile surround
- Privacy door at water closet
- Towel bar or hook (per plan)

Bathrooms

- Relaxing steel tub with integrated shower and ceramic tile surround
- Linen closet (per plan)
- Medicine cabinet (per plan)

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Effective Date: 6/5/2023

In a continuing program to improve each home we build, Lake Ridge Builders reserves the right to change prices, plans, specifications, availability and/or financing terms without notice and may vary by neighborhood, lot location and home series. Reported square footage is approximate and based upon architectural design. Stated price may not include lot premiums and options shown by artist's rendition. Final purchase price will include adjustments to options, cost incurred due to lot configuration (additional slab and/or flatwork) and lot premiums for size, location, trees, etc. which are items not included in the base price. The location of the home shall be determined by Lake Ridge Builders. Not all plans may be placed on every lot. Options availability is determined by Lake Ridge Builders. Special financing is in lieu of all available discounts. All homes are subject to prior sale. Schools may be rezoned at any time.



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Exterior Features

- 3 sides clay brick - 1st floor
- 100% James Hardie siding, fascia, soffit and frieze with 30 year non-prorated warranty
- Professionally engineered post-tension stressed foundation
- Deadbolt locks on exterior doors
- Lights at all exterior doors
- Classic raised panel steel garage door
- Professionally landscaped front yard to meet ACC guidelines with **front and rear sod**
- 2 exterior hose bibb connections
- Fully fenced back yard with one metal reinforced gate
- Classic custom cast stone address block
- 30 year algae resistant shingles
- 6 panel fiberglass front door with covered entry
- Weather protected exterior GFCI outlet at front and rear of the home
- Pre-wire for Garage door

Energy Efficiency

- **Energy Plus Program**
- LP TechShield radiant barrier decking
- 15 SEER Carrier air conditioner with R-6 insulated ductwork
- **HERS (Home Energy Rating System)** index score
- LED lighting throughout
- Third party energy rater/inspection - test & verify insulation, air tightness, and duct sealing with duct blaster and blower door test on each home
- Digital programmable thermostat(s)
- **Rinnai High efficiency tankless water heater**
- Natural gas and electric dryer connections
- Perforated soffit with ridge vents
- **R38 attic insulation** (ceiling), **R 22 slopes** and **R13 exterior walls**
- White framed vinyl, dual pane, **triple low E windows** with tilt out sash
- KingSpan insulated exterior foam sheathing with superior water shedding ability
- Poly seal insulation to minimize air infiltration and to ensure energy efficiency

Warranty Program

- 1 year workmanship/material warranty
- 2 year delivery portion of systems warranty
- 10 year limited "StrucSure" Warranty, for slab & home structure

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