

## OVERVIEW

- 4-5 Bedrooms / 4.5 Baths
- Unique Open Concept Home Design
- 1st Floor Study/Guest Bedroom with Full Walk-In Bath and Closet

## KITCHEN FEATURES + APPLIANCES

- 48" Wolf Range with Vent Hood
- 42" Sub Zero Refrigerator
- Bosch Dishwasher
- Microwave
- Undercounter LED Lighting & Outlets
- High-End Quartz Countertops
- Porcelain Apron Front Sink
- Waterfall Edge on Island
- Kitchen Built-In Desk (Under Counter Lighting with Separate Switch)\*\*\*

## PRIMARY SUITE

- Separate Vanities
- Knee Space with Outlet in Drawer
- Separate Shower with Bench
- Freestanding Tub
- High-End Quartz Countertops with Backsplash
- Large, Custom Designed Walk-In Closet
- Undermount Porcelain Sinks
- Frameless Shower Glass Enclosure

## CONSTRUCTION SPECIFICATIONS

- 9 ft, 10 ft and 21 ft ceilings Per Plan
- 30 Year Roof Shingles
- 1-1/8" Subfloor - Glued, Nailed & Screwed Down
- Pre-Engineered Trusses Per Plan

## INTERIOR FEATURES

- SOLID CORE Doors throughout Home
- 7.5" Wide White Oak Wood Floor Throughout Home
- Painted Brick Accent Wall at Fireplace
- Solid Wrought Iron Stair Railing & Posts
- Upgraded Delta Faucets Throughout
- Outlets in 10" Baseboards (1st Floor Only)
- Wifi Mesh Ready Home - Home Audio and Automation System Prewire with Ability to Add More Features
- Camera System Prewire at Front Door, Back Door and Driveway
- Security System Prewire – Alarm Contacts at Operable Doors and Windows (Per Plan)
- Kwikset Interior Door Hardware
- Washer and Dryer with Pedestals in Utility Room\*\*\*
- Additional Cabinets in\*\*\*:
  - Family Room
  - Breakfast/Kitchen
  - Upstairs "Hobby Room"
  - Game Room
  - 3 Secondary Bathrooms
  - Bedrooms #4

## EXTERIOR FEATURES

- Custom Double Metal Front Doors
- Vinyl Low E Windows
- Painted Brick Home with Metal Roof Accents
- Designer Coach Lights at Front Entry
- Finished Garage Floors
- Backyard Gas Line Stub-Out for Grill\*\*\*
- Additional Wrap Around Steps\*\*\*

\*\*\* represents upgrade items sellers additionally paid

## STRUCTURAL

The Structure of your home (Foundation and Frame) is covered under a 10-year warranty. This warranty is provided by Quintessa Homes and guaranteed by Centricity Warranty Group.

Engineered Post Tension Foundation with 10 Year Warranty

Engineered Framing with 10 Year Warranty

Full House Wrap in Red Thermo-Ply Structural Support

Windstorm Metal Clips and Straps throughout

10' and 21' Ceilings on 1st Floor Per Plan

9' or 10' Ceilings on 2nd Floor Per Plan

Vinyl Low E Windows Per Plan

Fiberglass, Wood and/or Iron Exterior Doors

Techshield Roofing for Better Energy Efficiency

Painted Brick Exterior with Metal Roof Accent Per Plan

Home Was Inspected By Third Party Inspection Company At Critical Stages Of Construction; Foundation, Frame/Pre-Drywall and Final

## MECHANICALS

Separate Freestanding Tub and Shower in Primary Bath

16 SEER AC System, R-8 Flex Ducts, Gas Furnace

Programmable Digital Thermostat

LED "Recess" Cans throughout Living areas and Downstairs Hallways Per Plan

Exterior Lighting Package includes Coach Lights and Flood Lights

Ceiling Fans Included at Primary Bedroom and Family Room with Wall Controls and Light Kits

Wifi Mesh Ready Home. Cable/Phone and Cat-5 pre-wired Throughout Home

Speaker Pre-Wire in Dining room, Primary Bedroom/Bathroom and Kitchen

Full Security System Prewire Includes Keypad, Motion Detector and Contact Points at Accessible Doors and Windows

Direct Vent 42" Fireplace in Family Room

## INSULATION

R-19 Fiberglass Insulation on Exterior Walls

R-30 Blown Insulation in Ceiling Areas

Poly-Seal all Base Plates, Exterior Stud Penetrations, Corners, and Top Plate Voids Baffling installed to allow proper ventilation from soffits

Tech Shield Roofing System with 30 Year architectural Shingles and Ridge Ventilation

## FINISH OUT

Quintessa Custom Trim Package: Includes the following:

- 10" Baseboard downstairs and 8" Baseboards Upstairs in Home
- Solid Wrought Iron Stair Railing & Posts
- Custom Designed Closets With A Combination Of Open Shelving, Shoe Racks, Built-in Drawers and Cabinets, etc.

Kent Moore Custom Built Cabinets throughout Home

7.5" Wide White Oak Wood Floors Throughout Per Plan - First Floor (Entry, 1st Floor Study/Bedroom, Foyer, Dining Room, Family Room, Primary Bedroom/Closet, Breakfast, Kitchen and Pantry) and Second Floor (Stair Treads, Game room, Secondary Bedroom/Closets, Office/Seasonal and Hallways)

Porcelain and/or Ceramic Tile for All Bathroom Floors and Walls

High-End Quartz Countertops throughout Kitchen, Bathrooms and Utility Per Plan

Full Sprinkler System in Front Yard Only.

Full Gutters - Front, Sides and Back

French Drains with Gutters Tied into the Drains for Efficient Back and Side Yard Drainage (where applicable).

Designer Inspired Landscape in the Front of the Home

FEATURED BRANDS

