



## South Meadow Place

### Dream Kitchen

- Stainless Frigidaire Appliance Package Includes – free-standing 5 burner gas range, energy star dishwasher and microwave
- 9" deep single bowl stainless steel under-mount sink
- Ice maker connection
- Granite kitchen countertops
- 42" Birch cabinets with decorative crown moldings
- One-third horsepower garbage disposal unit
- Tile flooring in kitchen/breakfast room
- Recessed can lighting per plan
- Microwave/cooktop vent to outside
- Island optional\*
- Moen satin nickel faucet
- Walk-in pantry\*

### Engineering and Construction Standards

- Professionally engineered and inspected post-tension foundation (Inspected during pour by engineering company)
- Two year Builder warranty on all appliances
- Bonded Builders 10-year structural warranty
- Smoke detectors per National Electrical Code
- Minimum pre-wired for 2 phone jacks and 2 cable outlets
- Ground Fault Circuit Interrupter (GFCI) plugs installed per plan and code
- Borite termite treatment
- Built in TAEXX In-Wall Pest Control System with guaranteed service upon activation
- Glue, nailed and screw down tongue and groove sub flooring (two-story plans)
- PEX water distribution system
- Insulated plumbing on exterior walls
- Copper electrical wiring
- Customer focused pre-construction walk and new homes orientation
- Performance testing on every home- Home Energy Rating Score (HERS)
- Third party Inspections at 4 stages of construction

### Energy Savings

- LP TECHSHIELD™ radiant barrier roof decking
- Thermally affiant vinyl double pane low-E windows (almond color)
- High Efficiency Lennox 14 SEER HVAC System
- R-6 Insulated ductwork for HVAC system
- Digital-programmable thermostat
- High efficiency gas furnace
- R-30 blown insulation in attic area
- Polyfoam insulation sealant around all windows, doors, and bottom plate
- Attic vented with perforated soffit vents, air hawks and ridge vents\*
- Energy saving LED lightbulbs
- Low-flow shower heads
- Ceiling fan with light kit in master bedroom and family room
- Honeywell digital programmable thermostat

\*per plan

### Master Bedroom and Master Bath Retreat

- Oversized master bedrooms and bathrooms with large walk-in closets
- Ceiling fan standard in master bedroom
- Marble vanity countertops with integrated sink
- Dual master vanity
- Moen high-quality satin nickel fixtures
- Full tile flooring in master bath
- Satin nickel towel bar and paper holder
- Elongated commode
- Privacy door lock
- Built in shoe rack in closet
- Separate garden tub and shower
- Ceramic tile tub and shower surrounds
- Birch cabinets to match kitchen

### Secondary Baths

- Steel tub with tile surround
- Marble vanity countertops with integrated sink
- Moen high-quality satin nickel fixtures
- Vanity cabinets match kitchen cabinet
- Full tile flooring in secondary bath
- Satin nickel towel bar and paper holder
- Elongated commode
- Pedestal sink in half bath

### Exterior Details

- Acme executive size clay
- Cemplank fiber-cement lapped siding and soffit
- Cemplank fiber-cement soffit, fascia, and trim
- Six foot cedar fenced backyard with 3' gate
- Fully sodded front and side yards to fence
- 8' - 9' ceiling per plan
- Oversized front porches per plan
- Landscaping with hardwood tree in front yard
- 8'x10' concrete patio at rear door per plan
- High quality composite, 25-year manufacturer's warranty shingles
- Elegant raised 6 panel sun burst door, with lifetime warranty
- Covered rear patio per plan
- Screens on operable windows
- Galvanized brick lintels
- Front gutters
- Cast stone address plaque
- Raised panel metal, 16' wide garage door
- Pre-wired for garage door opener
- Kwikset door hardware and deadbolt locks on all exterior doors
- 2 hose bibs with anti-siphoning device
- Satin nickel door hardware

### Interior Design Features

- Textured, raised 6 panel interior doors
- Ceramic tile in entry, kitchen, breakfast, and wet areas
- Name brand carpet over 3/8" padding
- Laundry room with gas and or electric dryer connection
- Smoke detectors throughout homes
- Sheetrock finished garage
- Sherwin Williams interior paint
- 2" faux wood blinds throughout home
- Arches & rounded sheetrock corners per plan

Note: specifications are subject to change without notice.

