



The Colony at Pinehurst 40s | INCLUDED FEATURES

Kitchen

- 30" Cody Poplar cabinets with picture frame edge and crown moulding
- Laminate countertops with square edge and 4" coordinating laminate backsplash
- Double bowl top mount stainless steel kitchen sink
- Stainless Steel Built-in Energy Star dishwasher
- 30" freestanding, 4-burner gas range
- Over-range microwave w/hood combo, vented to the outside
- InSinkErator garbage disposal

Bathrooms

- Cody Poplar cabinets to match kitchen
- 30" tall vanity in baths (per plan)
- Delta designer plumbing fixtures in all baths
- White engineered marble vanity tops with square edge and drop-in oval sink in all baths
- Framed glass 60" x 42" shower in primary bath with 4" shower pan
- Sterling Accord Vikrell 60" x 30" tub/shower combination in secondary bath(s)
- Elongated toilets in all bathrooms

Interior Details

- 8' ceilings throughout*
- Quality designer nylon carpeting
- Luxury vinyl flooring in entry, kitchen, nook, baths and utility*
- Sherwin Williams Low VOC paint
- Kwikset polo style satin nickel finish door hardware throughout home
- 6' 8" flat panel textured interior doors
- 6'8" panel fiberglass front door with Kwikset handleset and electronic deadbolt

Plumbing

- Energy efficient tankless water heater
- Heavy gauge dependable PEX water lines with in-slab plumbing (no joints under slab)
- Delta WaterSense certified fixtures help reduce water heating costs

Insulation

- Airtight polysealant foam on exterior wall plates, windows, doors, base plates and holes drilled through top plates to the attic and all exterior penetrations
- Weather stripping on all exterior doors and at attic access
- R-30 unfaced batt insulation at sloped ceilings
- R-22 insulation at garage w/living above

Electrical and Wiring

- Block for ceiling fan included all locations
- Surface mount LED disk lights included in all walk-in closets, utility rooms, primary bedrooms, primary baths, secondary bedrooms, nooks, halls/stairs per plan, kitchens, all other areas optional per plan

Heating and Cooling

- Honeywell T6 Pro Smart Wi-Fi thermostat
- Bath ventilation is vented to the outside of the home to reduce internal moisture

Exterior Construction

- Ultimate performance insulated vinyl LoE glass windows
- 10 yr. limited manufacturer's warranty on window glass moisture seals
- Engineered open web truss designed floors and roof increase structural integrity while allowing for modern, open floor plan
- James Hardie fiber cement trim, soffit, and siding for durability
- Insulated garage door per plan elevation with Wi-Fi enabled opener w/2 remotes
- Dimensional roof shingles with a limited 30 year manufacturer's warranty and radiant barrier decking
- Flow through attic ventilation and exhaust vents

Exterior Features

- Bermuda sod front, sides and rear yard*
- Landscaping package*
- 6' wood stained privacy fence*
- Full yard irrigation system with Ran/Freeze sensor
- Front and rear exterior faucets
- Decorative shutter(s) per plan

*Per plan. Some features may only be available on specific plans and/or in specific communities. Represented features are only applicable for homes not yet sold or started as of the revision date below. Features may not be representative of existing inventory which are sold as is. Features are subject to modification at any time including changes, additions or deletions. The availability of the feature is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas. Some products may be replaced or substituted with a different make, model, material, equipment, fixture, or appliance similar in pattern, design and quality to those specified in the contract without notice.

- Cast stone address block*
- Grey mortar at brick, buff mortar at stone

Safety and Security

- Smoke detectors interconnected with battery backup throughout home, including all bedrooms
- Carbon monoxide detectors
- Arc fault breakers for fire protection

Designer Choices

- Professionally built design selection packages

Quality Assurance

- One-year warranty on workmanship and materials
- Two-year warranty on major mechanical systems such as plumbing, electrical and HVAC delivery systems
- Ten-year structural defect warranty coverage
- Foundation designs by independent structural engineer
- Engineered structural framing inspected and certified on every home
- Third-party home energy raters conduct onsite testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details of every home
- All homes are engineered and inspected to meet the wind speed requirements of the International Residential Code (IRC)

Energy Efficiency

- Radiant barrier roof decking and wall sheathing to block radiant heat from entering the home to keep it cooler, lower energy costs and make the home more comfortable
- High-efficiency 14-SEER Carrier air conditioning system, with environmentally sound Puron® Refrigerant
- ENERGY STAR® rated Whirlpool dishwasher
- High-efficiency insulated low-E double-pane glass with vinyl frame windows reduce UV damage and condensation while increasing energy savings
- Energy saving LED light bulbs installed throughout the home
- Commodes use 1.28 gallons per flush for water conservation
- Smoke and carbon monoxide detectors
- Energy efficient Rheem tankless water heater with eco-friendly burner that reduces nitrogen-oxide emissions
- Polycell sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort
- Greenguard certified R-13 batt insulation in walls and R-38 blown insulation in all flat ceilings (except garages)
- PEX plumbing system installed for water quality and energy efficiency

Flexible Home Tech

- Brilliant touchscreen control panel offering flexible connectivity to popular smart devices
- Kwikset electronic deadbolt
- Genie WiFi garage door opener
- Honeywell WiFi thermostat
- 3 CAT6 locatons allowing for hardwired internet or phone access
- 3 RG6 cable TV locations
- 30" wiring enclosure with lid located in utility room
- Easy access service feed demarcation pull (1 Cat6 x 1RG6 x 1 conduit) allows for future enhancements

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