



The Colony at Pinehurst 50s | INCLUDED FEATURES

Kitchen

- 36" Belmont Maple cabinets, refrigerator upper, picture frame edge with optional uppers and crown moulding
- 3cm Granite kitchen countertops with 4" coordinating granite backsplash
- Double bowl top mount stainless steel kitchen sink
- Built-in Whirlpool Stainless Steel dishwasher
- Whirlpool 30" freestanding, stainless steel 4-burner gas range
- Over-range stainless steel microwave vented to the outside
- InSinkErator garbage disposal

Bathrooms

- Belmont Maple cabinets to match kitchen
- Double bowl vanity in primary bath*
- Delta designer plumbing fixtures and full mirror in all baths
- White engineered marble vanity tops with square edge and drop-in rectangular 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

- 9' ceilings 1st floor; 8' ceilings on second floor*
- 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" raised panel interior doors
- 3 1/2" baseboards and door casing
- 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
- R-13 unfaced batt insulation

Electrical and Wiring

- Fan with light kit (2 switches) included in primary bedroom
- 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
- Carrier 15.2 SEER2 energy saving air conditioning unit
- 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
- Durable steel insulated garage door(s)
- 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*

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- Landscaping package*
- 6' wood stained privacy fence*
- Full irrigation system
- Front and rear exterior faucets
- Brushed concrete driveway
- Decorative shutter(s)*
- 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 managed design center for selections

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
- Individually engineered post-tension monolithic foundations inspected throughout the process
- 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 locations 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 1 RG6 x 1 conduit) allows for future enhancements

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