

# Builder's Features

4002 Meadow Lake Lane

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## STRUCTURAL:

- Stucco Exterior with Cast Stone Detail at front entry
- Slab on grade foundation supported by piers, larger area supported by steel beams and columns, 10 year foundation warranty
- Termite treated with 7 year warranty
- Ply-Gem 3700 Series energy efficient low-e glass windows
- Composite shingle roof with 10 year warranty & Bullet Boot pipe flashing
- 6 inch Open Cell-Foam Spray Insulation, r-value 30 on roof, r-value 22 on interior walls, batt around fireplace

## MECHANICAL:

- Two Carrier 16 SEER units totaling 9 tons with 95% gas furnace system with smart temperature controls & media filters, 5 year compressor & coil warranty
- Navien NPE-240A tankless water heater
- PEX water piping, PVC drains & vents

## OTHER FINISHES & UPGRADES:

- Viking Professional 5 Series stainless steel appliance package including a 48" refrigerator, 48" range hood, and a 6.1 cu. ft. 6-burner with griddle & double oven gas range & third built-in convection wall oven
- Insta-hot boiling water faucet at kitchen sink
- Large butler's pantry in kitchen
- Brass pot-filler above range in kitchen
- Wet Bar with separate ice maker and beverage cooler
- Oversized quartz island open to second living room
- Sliding door system at main living room & backyard
- Two B-Vent Heatilator Novus gas fireplaces in living room and family room
- Custom outdoor kitchen with gas grill, top burners & sink
- Customizable smart wireless security system
- Pre-wired for 7.1 surround sound in media room
- 4" and 6" recessed LED can lights throughout home
- Extra tall brick privacy fence
- Custom staircase with glass handrails
- Engineered white oak wood floors throughout the home

*\*Note, selections are subject to change per the builders discretion while home is under construction.*



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