

# Shadow Lake Forest

## Harmony Series

### Feature Sheet

#### Interior Features

- Rounded sheetrock at 90 degree corners
- Matching kitchen and master bath vanity cabinets
- Flat Panel Maple cabinets in Master Bath with high vanities
- Granite vanity top with double sinks in Master Bath
- Semi frameless shower enclosure at Master Bath
- Tiled floor at Master Shower
- Acrylic garden tub with separate shower and tile surround
- Elongated commodes in all baths
- Smoke Detectors
- Wood shelving in all closets, pantry and utility room
- Telephone wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Cable wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Ceiling fan in master bedroom, secondary bedrooms, family room (study, game room if applicable)
- Wood burning fireplace
- Cast Stone mantle
- Sherwin Williams paint
- Moen lifetime warranty plumbing fixtures throughout
- Oil rubbed bronze interior & exterior door hardware
- Oil rubbed bronze light & bathroom plumbing fixtures
- Full wrought iron stair parts
- Wood flooring (plan specific - see sales counselor for details)
- Ceramic tile flooring in utility and all baths
- Upgraded trim package (see Sales Counselor for details)
- Pre-wired for security system

#### Kitchen Features

- Stainless steel Frigidaire Appliances (package: built in cooktop with single oven, microwave above, dishwasher)
- 42" Flat Panel Maple cabinets
- Granite countertops with bullnose edge
- Faux recessed lighting
- Stainless steel undermount kitchen sink with garbage disposal and vegetable sprayer
- DuPure drinking water filtration system
- Ice maker connection for refrigerator

#### Exterior Features

- 4 sides brick – 1<sup>st</sup> Floor
- Brick front entry walls
- Brick front porch pavers
- Covered back patio with brick back columns (if applicable)
- 3<sup>rd</sup> car garage
- 6' solid door at back of 3<sup>rd</sup> car garage (per plan)
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- 6 panel Mahogany Front Door
- Double Bore Painted Fiberglass Raised Panel 1/2 Lite Back Door
- Divided lite windows on front elevation
- Coach lights on front elevation (per plan)
- Garage door opener
- 30 year shingles
- Sprinkler System

#### Construction & Energy Features

- HERS (Home Energy Rating System) Index
- Radiant Barrier
- Third party quality inspections throughout construction process
- High-efficiency 16 SEER Carrier air conditioning system with programmable thermostat
- Rinnai Tankless Water Heater
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Fully sheet rocked and painted garage
- Post tension slab
- Bora-Care application to protect building materials against wood destroying insects and fungi
- Vinyl Windows