

# Custom Features

## Exterior Features

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- Gated Custom Home Community.
- Tamko® Heritage Premium Shingles.
- Mahogany Front Door with ¾ Lite Flute Glass insert.
- Professionally designed landscaping package.
- Exterior Type:
  - Scored Stucco.

## Engineered for the Long Run

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- Professionally-Engineered post-tension slabs.
- Truss engineered flooring system.
- Rinnai® Tankless water heater with comfort flow technology.

## Built for Efficiency

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- Energy Star certified.
- Batt Insulation in walls (R22- exterior).
- Blown insulation in attic (R30).
- Cellulose insulation in select areas.
- High-performance, multi-zone heating and cooling system for individual climate control by floor with Lenox unit.
- Tech Shield® radiant deck barrier.
- Media air filters.
- Independent Energy Star services performance testing on every home.
- Fire/Smoke alarm and Carbon Monoxide.
- Digital programmed Thermostat.
- LED lighting throughout house.

## Interior Features

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- Hand sculpted, smoked engineered wood flooring
- Primary suite custom design walk-in closet.
- Shaw carpet selections with ½" pad beneath to insulate noise.
- Kwikset® Smartkey handle set.
- High-end Kichler® Lighting Package.
- Pre-wire for ceiling fans at Secondary Bedrooms.
- USB port wall outlet at Kitchen and Master Suite.
- Durable and beautiful Quartz countertops
- Delta® plumbing fixtures.

## Gourmet Kitchens

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- Abundance of counter space in Quartz.
- Custom-designed Kent Moore Cabinets.
- Luxury kitchen appliances
- Undermount single bowl with disposal.
- Delta® single handle Trinsic faucet with sprayer.
- Under cabinet LED lighting.
- Full extension kitchen drawers with soft close feature.

## Breathtaking Bathroom Designs

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- Gorgeous Master Bath tub
- Undermount bathroom sinks.
- Three-setting Delta® showerhead.
- Advanced technology H2O kinetic® Hand Shower with Slide Bar.
- Beautiful frameless shower glass door.