



# Included Features

## North Lake Estates

### Exterior

- Beautifully designed elevations
- Upgrade elevations available
- Brick on front and side elevations to 9' per plan
- 6:12 Roof pitch
- 20-year weatherwood shingles
- Double paned aluminum windows with LowE3 glass and double locks
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 10 X 10 broom finished concrete rear patio
- 3' broom finished privacy walk from 16' driveway to entry
- Custom address block
- Choice of Sherwin Williams paint

### Interior

- 9' ceiling heights in primary living areas and master suite per plan
- Raised panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall and ceiling finishes
- Decorative baseboards throughout home
- Ceiling fan with light kit at family
- Rounded sheetrock corners at impact areas
- Choice of Sherwin Williams interior wall paint
- Wood shelving and hanging rods in closets
- Clothes rod and shelf at utility room
- Telephone jacks at kitchen and master bedroom
- Cable TV jacks at master bedroom, family and gameroom
- Crown molding at entry, dining room (per plan) and master bedroom

### Kitchen

- Flat-panel kitchen cabinets with 36" upper cabinets
- GE slide in gas range, dishwasher and space saver microwave
- Fluorescent lighting
- Granite kitchen countertops with square edge and ceramic tile backsplash
- Stainless steel dual bowl sink with Whirlaway garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

### Landscaping

- Eight 5-gallon shrubs in front yard
- 10 pallets of sod

### Engineering and Safety

- Guardian certified (visit: [www.guardiancertifiedhome.com](http://www.guardiancertifiedhome.com))
- Professionally engineered and designed post-tension foundations
- Professionally engineered framing design
- Numerous third-party inspections throughout construction process
- Pressure treated sole plate and Borate termite treatment
- Front and rear coach lights
- Smoke detectors interconnected in bedrooms and halls with battery back-up
- CPVC water distribution system with main water shut-off access
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Deadbolt locks on exterior doors

### Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Classic cream 2 cm granite countertops with square edge and white porcelain drop-in sink
- 6 X 6 white ceramic tile shower surround at all baths
- Chrome bath faucets and hardware
- Separate tub and shower with garden window at master bath
- Dual vanities at master bath

### Flooring

- Ceramic tile flooring in entry, kitchen/breakfast, all baths and utility room
- Carpet over 3/8" pad

### Energy Efficiency

- National energy code- third party verified
- 14 SEER Carrier HVAC system with environmentally friendly 410A refrigerant
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Radiant barrier roof decking
- Honeywell programmable thermostat
- 80% Compact fluorescent lighting
- Exhaust vent fans at baths and utility room

### Customer Service

- Ten year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager

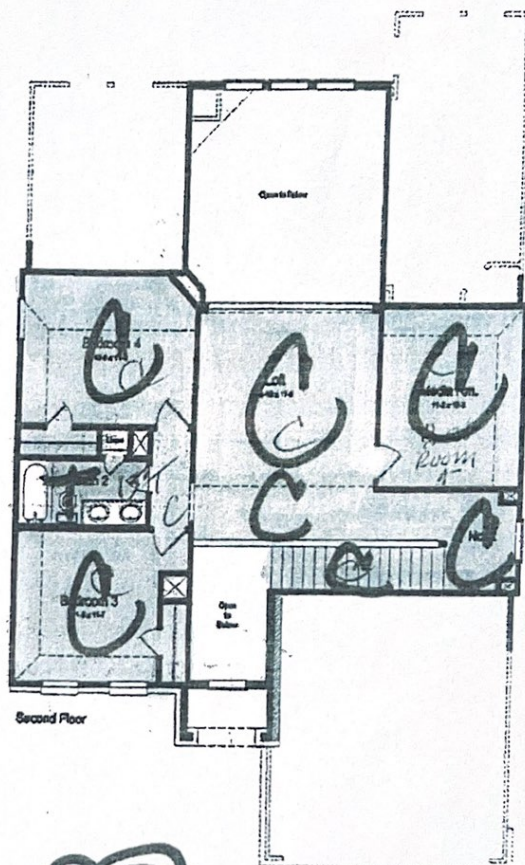
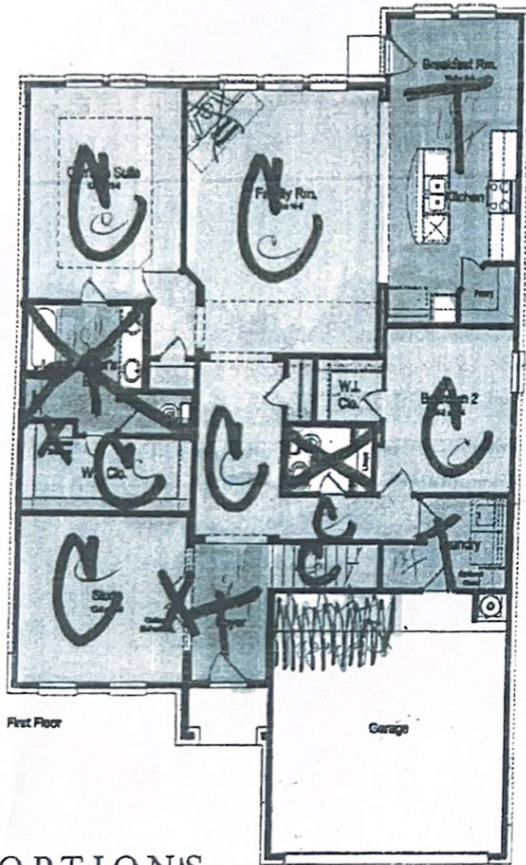
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BUYER INITIAL

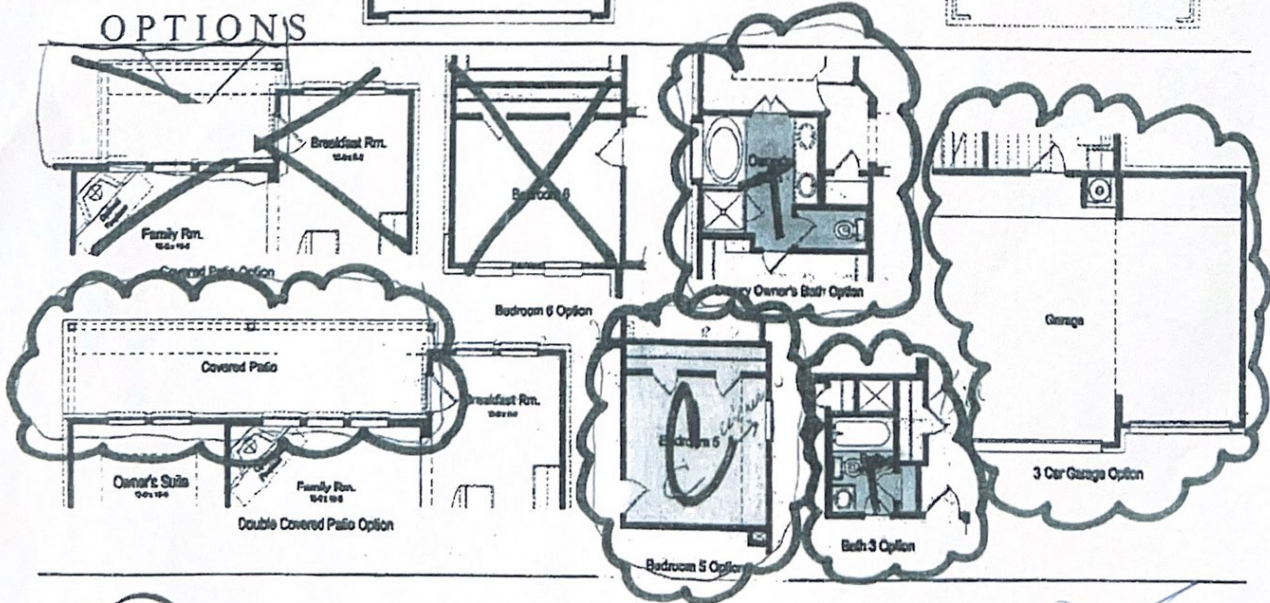
Reagan  
2,648 sq. ft. Plan 2648

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## OPTIONS



*TD*  
*AD*