



# WOODEN NICKEL

## STANDARD FEATURES

### INTERIOR

One-Piece Crown Molding Trim Package which includes: Kitchen, Dining Room, Breakfast, Keeping Room, Master Bedroom and Sitting Room. 5' Shadow Boxing in Dining Room. 2" Faux Wood Blinds (excludes doors, sidelights, 2 story great room windows and 2 story foyer windows. 9 Foot Smooth Ceilings on Main Level and Second Level (per plan) Stained Finish Oak Open Handrail with Wrought-Iron Spindles including feet & 5 1/4 Base Molding Throughout.

Hardwood Flooring in Extended Foyer, Family Room, Formal Dining, Great Room, Kitchen, Breakfast and Powder Room (per plan), if no Powder Room, then Full Bath receives Ceramic Tile (level 1). Squared Corner Sheetrock. Upgraded Paint Throughout (Botany Beige/Pure White or Agreeable Gray/Pure White). Stunning Trey Ceilings with Crown Molding in the Dining Room. Ceramic Tile Flooring in Master and All Secondary Baths, and Laundry Room, Pedestal Sink in Powder Room (per plan) Upgraded (elongated) Toilets in All Bathrooms, Rectangular under mount sinks in all Baths. Overhead Lights and Ceiling Fan Prewire in All Bedrooms. Granite on All Bathroom Countertops. Designed Lighting Packages in Satin Nickel or Bronze Finishes with Ceiling Fan in Family Room. Classic Chrome Plumbing Fixtures.

42" Fireplace in Great Room Features Raised Hearth and Stone Surround on 80" wall (per plan). Shiplap on 80" wall above fireplace mantle to ceiling. Laundry Cabinet and Sink. Cable and Phone Connections in Family Room, All Bedrooms & Loft, Copper Electrical Wiring.

Ceiling Fan Pre-Wire and Switches in All Bedrooms. "Cheyenne" Style Designer Interior Doors with Satin Nickel Hardware. Large Closets and Pantries with Vinyl Clad Ventilated Shelving.

6lb Carpet Pad with Standard Carpet.

### ENERGY, SECURITY AND WARRANTY

Multiple Climate Control System w/Separate Digital Programming Thermostat Upstairs and Downstairs for better Energy Efficiency, 2 & 3 Story Plans, Electric Furnace, Electric Water Heater Insulated Double Pane "Low -E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning. Insulation: R-13 Batted Exterior Walls, R-19 Batted Vaults and R-30 Blown Attics. Protective House Wrap Decreases Air and Moisture infiltrations and

Increases Energy Efficiency

Basic Security System (prewire only)

Deadbolt Locks on All Exterior Doors

Smoke Detectors on 1st and 2nd Floors & All Bedrooms (per plan) G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage.

Full Time Warranty Department for Continuous Homeowner Support. Buyer Orientation Walk within 1 week prior to closing. 11th Month Warranty follow-up.

### GOURMET KITCHEN

Stainless Steel Appliance Package Includes: Microwave/wall oven combination, 36" Drop-in Electric Cooktop with 36" Vent hood, Dishwasher (level 1). Garbage Disposal. Single Bowl Stainless Steel Sink. Granite Countertops with Ceramic Tile Backsplash (level 1) 42" Upper Kitchen Cabinets, Slow Close Cabinets and Drawers. 5 Recessed Can Lights (per plan) level 1 Hardwood Flooring in Kitchen, Breakfast, and Keeping Room (per plan).

### MASTER RETREAT

Incredibly Sized Master Suites with Trey Ceilings, Luxurious Sitting Rooms (per plan), Elegant 5' Stand Alone Garden Tubs (per plan), Separate 5' Tiled Shower with Chrome Shower Door (per plan) Recessed Can Lights over Tub & Shower (per plan) Spacious Walk-in Closets, Shower Niche and Bench. Framed Mirror. Double Bowl Vanities (per plan) with Rectangular Sinks. Ceramic Tile Flooring in Master Bath.

### EXTERIOR

Timeless Grand Exterior Designs – Craftsman Style Fronts with Brick and Stone Accents and Brick Rain Table on Front. Sides and Rear with Painted Cement Fiber Board (per plan). Vinyl Soffit. Superior Insulated Craftsman Style Front Door with Side Lights. Maintenance Free Beige Vinyl Windows 20 Year Warranty Architectural Shingles, Professionally Landscaped Yards featuring Sodded Lawns on Front and Sides (up to 30 pallets), and 4 sprinkler zones. 12 x 15 Covered Patio (per plan). 1 Flood Light on Corner of Garage. Steel Reinforced Poured Concrete Foundations, Weatherproof Exterior Electrical Outlets, Two Exterior Hose Bibs, 2 or 3 Car Garages with Remotes, Painted and Trimmed. Gutters included.

## WOODEN NICKEL SUBDIVISION

- *Front door will be Craftsman style.*
- *Front elevation will be concrete siding with rock/brick accents and brick rain table on front.*
- *Tapered columns with stone base.*
- *Shakes and/or B&B where applicable.*
- *Side entry garage (per plan).*
- *Up to 30 pallets of sod with irrigation.*
- *1 x 4 shadow box trim in Formal Dining Room.*
- *Full light French doors in the Formal Living Room.*
- *Stainless steel appliance package to include wall microwave/oven combo, cooktop and dishwasher.*
- *36" cooktop with 36" vent hood.*
- *1 x 4 coffered box trim on back side of islands.*
- *Trashcan cabinet.*
- *Coffered ceiling with crown in Formal Living Room.*
- *1 x 10 stained poplar in master box tray.*
- *4 puck lights in Master Bedroom tray with no fan light kit.*
- *42" fireplace with gas starter in Family Room with raised hearth, stone surround on 80" wall.*
- *Shiplap on 80" wall above fireplace mantle to ceiling.*
- *5 foot drop-in garden tub with tile front in Master Bathroom.*
- *4 puck lights in the Great Room, 1 in each corner.*
- *Oak step treads on stairs between 1st and 2nd floors only.*
- *Tile flooring in all wet areas, excluding breakfast area and kitchen.*
- *Picture frame all mirrors in all bathrooms.*
- *Exterior fireplace under covered porch.*
- *Third floor kitchenette with sink, refrigerator, microwave, cabinets and granite. (per pldn)*