



## Standard Features and Allowances "Cottage Package"

### Interior Features

- ◆ Wood floor in entry, formal dining, and family room. Wood floor or tile in kitchen & nook.
- ◆ Decorative crown molding in choice of 2 rooms.
- ◆ Vaulted or tray ceilings where possible (in select homes)
- ◆ Wide baseboard throughout home.
- ◆ Brick or stone fireplace with decorative mantle. Choice of wood burning with gas starter or ventless gas with logs and glass doors.
- ◆ Decorative cabinet hardware downstairs.
- ◆ All bull nose corners throughout and arched interior doorways down stairs.
- ◆ Pre-wired for audio and video.
- ◆ Two phone and cable outlets in master bedroom, family room, study and game room.
- ◆ One phone and cable outlet in all other bedrooms.
- ◆ Ceiling fans in family room, game room, all bedrooms and patio.
- ◆ Each phone outlet can carry two lines, CAT 5 wiring used for cable & internet.
- ◆ All interior trim primed and then painted with 2 coats of lacquer.
- ◆ Dining room painted in accent color or faux finish.
- ◆ Minimum 9 ft ceilings on first floor. (per plans)
- ◆ Smooth Roman or Cheyenne panel on all interior doors.
- ◆ Brushed nickel or oil rubbed bronze knobs and hinges on all interior doors.
- ◆ Advantech Silent Floor System in 2 story homes.
- ◆ Smooth walls in select rooms down stairs.
- ◆ Floored attic storage

### Bath

- ◆ Ceramic tile floors in all bathrooms.
- ◆ Cabinet over all toilets, choice of paint or stain.
- ◆ Brilliance stainless or oil rubbed bronze fixtures in master bath and powder bath.
- ◆ Over sized cultured marble whirlpool tub with adjustable jets in master bath and tile surround backsplash.
- ◆ Large window over whirlpool tub in master bath, choice of clear, obscure glass or glass block.
- ◆ Separate glass and cultured marble shower with pressure balanced shower head in master bath; choice of clear or obscure glass in shower.
- ◆ Private commode room in master bath. (per plans)
- ◆ Cultured marble vanity and solid wood base cabinet in all upstairs baths, choice of paint or stain on cabinets.
- ◆ Double sinks in master bath.
- ◆ Decorative towel bars and/or towel rings to match faucets in all baths.
- ◆ Granite countertops in all downstairs baths.

### Safety Features

- ◆ Security System with all Windows and doors hard-wired
- ◆ Smoke detectors hard wired with battery backup.
- ◆ Safety deadbolts on all exterior doors.
- ◆ GFCI electrical safety circuit in kitchen, baths, utility and garage.
- ◆ 200 amp service
- ◆ Vacation lock on garage door.

### Kitchen

- ◆ Granite countertops; decorative tile backsplash.
- ◆ Extra deep, double compartment stainless steel, crushed granite or porcelain sink with Delta (or equivalent) brilliance stainless faucet or oil rubbed bronze with sprayer.

- ◆ Stainless appliance package to include cook top, built-in oven, built-in microwave, "quiet" dishwasher and garbage disposal.
- ◆ Pre-plumbed water line for icemaker.
- ◆ Custom solid wood cabinets with concealed hinges; choice of wood species maple, oak, alder or ash; choice of stain or paint.
- ◆ Nook and breakfast bar for informal dining.
- ◆ Wood trim on breakfast bar.
- ◆ Both 220V and gas hook-up for cook top.
- ◆ Recessed lighting with separate task light over sink.

### Exterior

- ◆ Pre-wired for garage door opener(s).
- ◆ Sectional steel, roll up garage door(s). Wood Carriage doors select models.
- ◆ Fully finished garage with outside access door.
- ◆ Decorative wood front door or fiberglass door with glass insert and decorative iron trim.
- ◆ Post tension or structural steel reinforced slab (dependant on soil content and under lying geology).
- ◆ Two exterior frost free hose bibs.
- ◆ Two exterior GFCI electrical outlets.
- ◆ Up to 7500 sq/ft of sod and professional landscape.
- ◆ Gas outlet plumbed on patio for BBQ grill.
- ◆ Covered patio. (per plans)
- ◆ Heritage 30 year roof or equivalent. (per restrictive covenants)
- ◆ Full brick or Stucco. (full front, full first floor on sides and back) Stone accent on select models.
- ◆ Guttering front and back.
- ◆ Sprinkler System
- ◆ All properties have a minimum 18" tall stem wall foundation for structural integrity and to allow for proper grading.

### Utility Room

- ◆ Ceramic tile floor
- ◆ Both 220V and gas available for dryer.
- ◆ Custom solid wood cabinets, with choice of paint or stain.
- ◆ Granite counter top
- ◆ Mud locker & Stainless steel sink in select models

### Energy Saving Features

- ◆ Double paned, Low E insulated vinyl windows; choice of tilt out or standard, clear or with dividers, white or tan frame.
- ◆ High efficiency zoned heating and air conditioning.
- ◆ Programmable thermostat for each zone.
- ◆ 65 Gallon Energy efficient gas hot water heater with quick recovery.
- ◆ Sealant around all electrical outlets, pipes and exterior doors and windows to reduce air infiltration.
- ◆ Insulated exterior doors.
- ◆ Proper attic ventilation designed for each home
- ◆ Bib system blown insulation in walls for vapor barrier and increased R-Value. Blown insulation in attic for R-32 value.
- ◆ Weather stripping on all exterior doors, windows and attic access doors.
- ◆ Solar board reflective roof decking

### Custom Build Allowances

- ◆ Lighting: 2 story home > 3000sf \$3500 >4200sf \$4000  
2 story home < 3000sf \$2800 1 story \$2000
- ◆ Appliance allowance is based on house plan.
- ◆ Tile: \$ 5.50 sq/ft (material, labor, tax)
- ◆ Carpet: Frize or equivalent over 6# pad