



## **STANDARD FEATURES**

### **SAMUEL**

#### **Interior Features:**

- Pre-finished Rustic White Oak Hardwood Floors in Entry, Great Room, Kitchen, Dining, ½ Bath and Pass Hall
- Garden Kitchen with Custom Beechwood Cabinets with Laminate Tops and Built in Recycling Bins
- Granite Center Island
- Built-in Stained Buffet in Kitchen with Granite Top
- Soft Close Drawers Throughout
- Walk-in Pantry with Desk
- Black Composite Solid Surface Kitchen Sink
- Icemaker Box
- Oil Rubbed Bronze ("ORB") Pull-out kitchen faucet
- ORB Fixtures @ Master Bath with 2 Shower Heads
- ORB Faucet @ 1/2 Bath Vanity with Furniture Bottom
- ORB Framed Mirrors in all Baths
- Tile in Secondary Baths: Floor, Tub/Shower Walls
- Tile Master Bath: Floor, Shower Pan & Walls
- Tile Floors in Laundry w/ Overflow Drain
- Iron Spindles with Maple End Caps
- 3 Phone/3 Cable Outlets
- CAT 6 Wiring
- 9' Ceilings First floor
- 5" Base -1<sup>st</sup> Floor, Upstairs Hallway & Master Bedroom
- First Floor Crown Molding except 1/2 Bath & Mudroom
- Knockdown Ceilings throughout (minus garage)
- Appliance Package-your choice Black or Stainless Steel
  - Self-Clean Smooth Top Range, Microwave, Tall Tub Quiet Dishwasher
- Walk-in Closet in Master Suite with Dual and Single Height Rods and Shelving
- Interior Flat Paint: 2 Neutral Wall Colors/1 Enamel Color
- Energy Efficient Fireplace with Gas Logs & Electrical Switch
- Tile Fireplace Surround with Stain Grade Mantle
- Built in Stain Grade Mud Room Bench with Hooks
- ¾ Future Bathroom Stub in Basement
- Painted Garage
- Radon stub through floor

**Exterior Features:**

- Standard 3 Car Garage
- Fully Sodded Yard (Up to 12,000 sq ft)
- Custom Design Meeting with Landscape Contractor
- Fully Insulated Wind Rated Overhead Stamped Steel Garage Doors
- LP Smart Siding & Trim
- Milgard or Quaker Low E Windows
- Screens on all Operable Windows
- Three Weatherproof Electrical Outlets
- Two Exterior Faucets
- 30 Year Five-tab Composition Roof
- 12x14 Concrete Patio (Applies to Full Height Basement Walls)
- Heavy Gauge Primed Steel Gutters & Down Spouts
- Some Stone Facade Features on Craftsman Elevation
- Tapered Columns with Stone Bases
- 9' Basement Walls

**Energy Features:**

- Low E Windows
- Whole House Wrap with window & sill taping
- R-49 Attic Insulation
- Insulated Garage
- R-13 Wall Insulation
- R-30 Vaulted Ceilings
- Upgraded Foam and Caulking Package
- Energy Efficient Toilets & Shower Heads

**Mechanical Systems Features:**

- Sump Pump System
- 50 Gallon Hot Water Heater
- Trane High Efficiency 92% forced Air Gas Furnace
- 13 SEER Air Conditioner
- 10 Year HVAC Trane Warranty with 10 year parts & 1 year labor.
- 200 AMP Service Panel
- Programmable Digital Thermostat

**SUBJECT TO CHANGE WITHOUT NOTICE**