

# Community Standard Features

R-13 batt insulation in exterior walls

R-30 batt insulation in vaulted ceilings and under floored attic areas

R-30 blown insulation in attic

Garage doors with operators

High Speed fiber optic communications available through Western Carolina.

True James Hardie brand siding, shakes and trim boards, not imitation Hardie from other manufacturers.

30 Year GAF architectural shingles with GAF starter and ridge vent- ***“ROOFS for TROOPS”*** program.

Signature house wrap on all exterior walls to reduce wind and air infiltration

Comfort View maintenance free low E double pane single hung (tilting) windows with limited warranty and screens

Convection cooled attics with vented soffit and roof ridge venting

Copper wiring (except main line)

Ceiling fans standard in master suite and great room. All rooms wired for separate fan/light controls.

All electric utilities

Separate high efficiency heat pumps for each floor with digital thermostat.

8# Carpet Padding

Designer exterior doors and window packages; coordinating with soffit trim, shingles and paint/stone

Designer selected exterior lighting

Craftsman inspired exterior elevations with true JAMES HARDIE SIDING- no gimmicks

Stone selected through Coronado or Pro-line samples

True 3 car garages with open space between large and small bays- 2 garage doors with motors included

Boral Brick exterior bricks availability

Carriage style garage door with operators and exterior door hardware- optional windows

Low maintenance vinyl soffits and shutters

2 hose bibs with anti-siphon/vacuum breaker valves

Fully landscaped yards with sprinklers, foundation planting in the front

Sentricon termite bait system with re-treat and repair warranty

9' ceilings with smooth sheetrock finish on main level

5" handscraped hardwood flooring in selective areas- including foyers- per option sheet

Electric fireplaces with semi-custom mantel with tile or stone surround in great room

Designer selected Oil rubbed bronze or brushed nickel lighting and plumbing fixtures

Stylish front entry door hardware to match interior finishes.

Sherwin Williams wall paint on all walls including 1 coat of primer and 1 coat of finish paint

Ceilings painted with Sherwin Williams white paint to provide distinction from walls

Sherwin Williams high semi-gloss white trim paint to give trim luxurious look and feel.

All electrical wiring to code including tamper resistant receptacles.

## **KITCHEN**

Granite countertops

Marble backsplashes

Stainless Steel appliances

Kitchen Island per plan

Designer inspired cabinetry hardware to match kitchen plumbing and lighting fixtures

Recess lighting in kitchen to provide optimal workspace lighting

Crown molding in kitchen and breakfast room.