

## INCLUDED FEATURES

### AUTHENTIC EXTERIOR CHARACTER & DETAIL

Individually engineered foundation  
Engineered wall systems, roof trusses and floor trusses  
Decorative masonry on three sides (per plan)  
Covered Patio OR Approx. 100 sq. ft. broom finished patio (per plan)  
Concrete walks and drives  
30 year architectural weathered grey roof shingles  
Cast stone address block  
Durable fiber-cement lap siding & soffit  
Pre-primed trim for lasting quality  
Insulated low-E white frame divided light window patterns at front only (per plan)  
Six panel painted insulated fiberglass front door with overhead transom window  
Kwikset® Dakota satin nickel entry handle set and dead bolt  
Full glass metal rear door to optimize natural light  
Bronze exterior light fixtures  
Holiday light outlet in soffit switch at front door  
Quality exterior Sherwin Williams® paint  
6' vertical privacy fence with 2 gates, cedar front and spruce sides and rear  
Front and rear exterior water faucets  
Two outdoor weather proof electrical outlets

### GRACIOUS INTERIOR APPOINTMENTS

Spacious 9' ceilings on 1st floor and 8' ceilings on 2nd floor (per plan)  
Rounded drywall corners at 1st and 2nd floors including arches and tray ceilings  
Arch ways (per plan)  
Tray ceilings in the master bedroom (per plan)  
Sherwin Williams® flat Kilim Beige walls and ceiling with Extra White trim and doors  
Decorative Monterey Drag wall and ceiling finish  
Ventilated free sliding wire shelving in closets  
Raised four-panel embossed wood-grain interior doors  
Kwikset® Polo satin nickel hardware on all interior doors  
Satin nickel door hinges for operational ease  
Brushed nickel light fixtures  
Brushed nickel ceiling fan with light kit in master bedroom and family room  
Block, brace and switch for ceiling fans in family room, gameroom and all bedrooms  
Ceramic tile flooring at entry, kitchen, nook, utility and bathrooms  
Stained wood rail and painted balusters on rise  
Shaw, 100% nylon carpet with 3/8" FHA pad  
Colonial door trim and 3 1/4" decorative baseboards  
White electrical switches and plates

### AT HOME CONNECTIVITY & MEDIA

Honeywell® structured wiring panel to include:  
6X8 combo module  
3 cable outlets in std. locations per plan (RG-6 quad shield)  
3 phone outlets in std. locations per plan (Cat 5E four twisted pair)  
1 RG-6 & Cat 5E D-mark to exterior

### GARAGE FEATURES

Steel overhead garage door - unique style per elevation  
Pre-wired for automatic garage door opener  
Bronze exterior coach light  
Room finished garage (painted and textured, no base boards)

### SECURITY FEATURES

Smoke detectors  
Ground fault interrupter breakers  
Bronze exterior lighting at front and rear of home  
Full security system on all operable openings 1st and 2nd floor with one key pad  
One carbon monoxide detector  
All exterior doors feature dead bolt locks

### SIGNATURE KITCHEN

42" Upper cabinets with flat panel doors and crown molding  
Staggered cabinet above range  
Kitchen island (per plan)  
Choice of Black or White Appliance Package to include:  
General Electric® smooth glasstop electric range with self-cleaning oven  
General Electric® over-the-range microwave venting to exterior  
General Electric® multi-cycle dishwasher  
Heavy duty 1/3 horsepower disposal  
Ceramic tile backsplash with Wilsonart® laminate kitchen counter tops  
Moen® Camerist single-lever chrome faucet  
Top-mount stainless steel double sink  
Generous pantry area with ventilated wire shelving (per plan)  
Ceramic tile flooring at kitchen and breakfast area  
Recessed icemaker line at refrigerator location  
Recessed can lights throughout kitchen (per plan)

### THOUGHTFULLY DETAILED BATHS

42X60 cultured-marble garden tub and separate walk-in shower with cultured-marble base and 12X12 tile surround in master bath with a row of diagonal tile  
Porcelain on-steel tub/shower combination with 12X12 tile surround in secondary bath with a row of diagonal tile  
Cultured-marble vanity top with two integral sinks in master bath (per plan)  
Cultured-marble vanity top with one integral sink in secondary baths and powder room  
Cabinet base with flat panel doors at vanities  
Moen® Brantford dual-lever style chrome faucets  
Decorative chrome accessories in all baths  
Sheet mirrors in all bathrooms  
Bank of cabinet drawers in master bath (per plan)  
Elongated commode in master and powder baths  
Privacy locks on all baths  
Ceramic tile flooring in all bathrooms  
One Medicine Cabinet per full bathroom  
Linen Cabinet over master bathroom commode

### ENERGY EFFICIENCY

Energy Star® Certified  
40 gallon gas water heater  
High durability Viega PEX water lines  
High efficiency 14 SEER Gas furnace  
Honeywell® programmable digital thermostat  
Blower door and duct blaster tests per Energy Star® requirements  
R-13 fiberglass exterior wall insulation  
R-22 insulation at knee walls and sloped ceilings  
R-30 blown ceiling insulation  
Bath and utility walls insulated for sound dampening (per plan)  
Polycel foam insulation at windows and all exterior penetrations  
Energy-efficient Low-E double pane insulated windows  
Insulated front and rear door with adjustable threshold  
Radiant barrier roof decking

### GENEROUS LANDSCAPE PACKAGE

Water-saving bermuda sod in front and rear yards  
Generously sized shrubs and two trees - mix of mature varieties  
Pre-wire for irrigation electric outlet

### TRISTONE HOMES BENEFITS

Energy Star® Certified  
Ten-year structural warranty  
Burgess Construction Consultants Inspect all homes  
PRE SLAB POUR, PRE DRYWALL and FINAL  
Homeowner's orientation meeting  
Assistance when selecting interior options for your home  
Professional mortgage loan, title and closing guidance

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