



# STANDARD FEATURES

## THE FAIRWAYS & VILLAS

BARTELO, CAPRICE, DOLCE & ASTI

### EXTRAVAGANT INTERIORS...

- Customize your own floorplan
- 10' Ceilings on main level\* & lower level!
- Walk-out lower level (per plan) Optional finished LL
- Gas fireplace with floor hearth & ceramic surround
- 3 1/4" common red birch hardwood floors in kitchen/dining
- Enameled trim & millwork; 4 1/4" baseboards; 2 1/4" casing
- Solid two-panel interior doors w/ arched top (enameled)
- Custom built-in cherry cabinetry in great room (per plan)
- Ceramic tile in baths, foyer & mudroom hall
- Carpet allowance of \$28/yard (material & install)
- Walk-in closets & \$1,500 shelving allowance
- Knockdown ceilings & rounded drywall corners
- \$2,000 light fixture allowance
- Main level laundry with 5' upper cabinets, sink with laminate countertop and gas hook-up for dryer
- Two wall paint colors

### QUALITY EXTERIOR ...

- Anderson double hung windows (grids on front elevation) & transom windows (per plan)
- 3-car garages (22'x31') & extra large garages (24'x29') available; 2 garage door openers & keypad
- Concrete driveway / 10'x14' patio / sidewalk / front porch patio stairs
- James Hardi fiber cement siding/Cedar shakes/Stone accents on 4 sides
- Raised panel steel, insulated garage door with top row of windows
- Designer fiberglass front door & Anderson Atrium exterior doors (walkout/porch/deck)
- Large cedar decks with aluminum railings

### LAVISH BATHS...

- 5' Soaking tub in master with ceramic surround
- Ceramic tile allowance of \$4 per ft.
- Cultured marble countertops
- Kohler bath faucets
- Fiberglass shower base with ceramic 7' up the walls
- Clear or obscure glass shower door
- Cherry cabinets in powder bath & master bath

### DESIGNER KITCHEN...

- Custom cherry cabinets with 42" uppers
- \$5,000 Appliance allowance
- \$600 cabinet door hardware allowance
- Granite countertops & 4-inch backsplash
- Granite island with raised snack bar & wood splash
- Under mount, stainless steel double bowl sink
- Kohler faucets
- Garbage disposal
- 3 roll-out shelves & roll-out trash cabinet
- 3 under cabinet halogen lights

### PEACE OF MIND...

- 105 gallon electric water heater
- 92% efficient Bryant furnace w/ humidifier, Bryant central air conditioner, Fantec air-to-air heat exchanger
- Thermomass foundation & spray foam insulation
- 3 phone jacks, 3 TV jacks & pre-wired security system
- 200 amp electrical service
- Double 2x6 common wall detail with 2" airspace gap to guarantee privacy
- Floor trusses
- Lush landscaping & extra parking

