

# 1035 Gilbert Street – Standard Features

## Interior Details

---

4 Bedrooms & 3.5 Baths  
Finished Basement with Full Bath  
Sunroom off Master Suite  
Open Floor Plan with Huge Family Room and Den  
Kitchen Overlooks Den and Breakfast Room  
Bay Window in Breakfast Room  
Built-In Mud Room in Basement  
Fireplace in Family Room  
9' Smooth Ceilings  
Recessed Lighting  
2 Walk-In Closets in Master  
5 Panel Smooth Finish Doors  
Door Hardware – Pewter Finish  
Classic Crown Molding  
6" Baseboard and 4" Door and Window Trim  
Wrought Iron Balusters with Oak Handrails on Staircase  
Real Glass Block Windows

## Kitchen

---

Maple Cabinets  
Granite or Silestone Countertops  
Tile Backsplash  
Pendant Lights at Breakfast Bar  
Stainless Steel Range and Microwave  
Energy Star Qualified Dishwasher  
Stainless Double Bowl Sink W/ One Touch Spray Faucet  
Separate Pantry  
Garbage Disposal  
Ice Maker Connection

## Baths

---

### MASTER BATH

Maple Cabinets  
Double Vanity with Granite or Silestone Countertops  
Large Shower with Dual Shower Heads  
Jetted Tub  
Linen Closet  
Stone/Ceramic Tile Tub and Shower Surrounds  
Separate Toilet Room

### EN-SUITE BATH, BASEMENT BATH, AND POWDER ROOM

Maple Cabinets  
Stone/Ceramic Tile Tub and Shower Surrounds  
Pedestal Sink In Powder Room

## Flooring

---

¾" Red Oak (Site Finished): Main, Master Suite, and Upstairs Hallways  
Staircases – Red Oak Stair Treads  
45 Oz. Carpet in Secondary Bedrooms  
Tile in Master Bath, En-Suite Bath, Basement Bath, and Laundry Room

## Energy Savers

---

Direct Vent Fireplace – Burns Clean, Efficient, No Need for Wood  
66 Gallon Quick Recovery Hot Water Heater  
Low Flow Bath Fixtures  
High Efficiency Furnaces and 13 SEER Air Conditioners  
Cement Siding  
Energy Star Qualified Insulated Low E Wood Tilt Windows  
R-13 Wall Insulation  
R-19 Floor Insulation  
R-30 Ceiling Insulation  
House Wrap – Energy Savings and Moisture Protection  
Energy Star Programmable Thermostats

## Warranty

---

20 Year Roof Shingles  
25 Year Cement Siding  
Pre-Occupancy Orientation  
Manufacturers' Warranties  
**2-10 Home Buyer's Warranty – Includes 1 Year Material/Labor, 2 Year Systems, 10 Year Structural**

## Exterior Details

---

2 Car Attached Garage  
Covered Front Porch  
Large Rear Deck with Stairs to Landscaped Yard  
Craftsman Douglas fir Front Door  
3 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed and Installed Landscape

## Technology & Security

---

Wired For Phone and Cable  
Security System – 6 Zones / 3 Pads – Ready To Use  
Smoke Detectors – Hardwired  
Deadbolt Locks on All Exterior Doors  
Exterior Flood Lights – Front and Rear  
Electric Garage Door Opener with 2 Remotes

## Systems

---

Two HVAC Systems  
36" Direct Vent Fireplace  
All Copper Plumbing

## Structural

---

Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System



Builder reserves the right to make changes