

# 176 Mead – Standard Features

## Interior Details

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4 Bedrooms & 3.5 Baths  
Kitchen Overlooks Family Room and Breakfast Room  
Sunroom in Master Suite  
Built-In Cabinetry and Bookcases  
Mud Room with Built-In Bench in Basement  
9' Smooth Ceilings  
Recessed Lighting  
2 Large Walk-In Closets in Master  
5 Panel Smooth Finish Doors  
Door Hardware – Pewter Finish  
Classic Crown Molding  
8" Baseboard and 4" Door and Window Trim  
Wrought Iron Balusters with Oak Handrails on Staircase  
Real Glass Block Windows

## Kitchen

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Maple Cabinets  
Granite or Silestone Countertops  
Tile Backsplash  
Stainless Steel Cooktop, Hood, Wall Oven, & Microwave/Convection Oven  
Energy Star Qualified Dishwasher  
Stainless Double Bowl Sink with One Touch Spray Faucet  
Separate Pantry  
Garbage Disposal  
Ice Maker Connection

## Baths

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### MASTER BATH

Maple Cabinets  
Double Vanity with Granite or Silestone Countertops  
Oversize Shower with Multiple Shower Heads  
Coffee Bar or Linen Storage  
Toilet Room  
Jetted Tub

Stone/Ceramic Tile Tub and Shower Surrounds

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

Granite or Silestone Countertops  
Maple Cabinets  
Stone/Ceramic Tile Tub and Shower Surrounds  
Pedestal Sink In Powder Room

## Flooring

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

## Exterior Details

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

## Warranty

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**2-10 Home Buyer's Warranty – Includes 1 Year Material/Labor, 2 Year Systems, 10 Year Structural**

20 Year Roof Shingles  
25 Year Cement Siding  
Pre-Occupancy Orientation  
Manufacturers' Warranties

## Energy Savers

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Dual Flush Toilets – Uses 20% Less Water than Standard Toilets  
Direct Vent Fireplace – Burn Clean, Efficient, No Need for Wood  
66 Gallon Quick Recovery Hot Water Heater with a Re-circulating Pump  
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

## Technology & Security

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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

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Two HVAC Systems  
36" Direct Vent Fireplace  
All Copper Plumbing

## Structural

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Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System



Builder reserves the right to make changes