

311 Ridgeland Avenue – Standard Features

Interior Details

4 Bedrooms & 3 Baths
Bedroom/Office and Full Bath on Main
Sunroom in Master Suite with Window Screens
Kitchen Overlooks Family Room and Breakfast Room
Built-In Bookcases at Top of Stairs in Hallway
Bay Window in Master Suite
9' Smooth Ceilings
Recessed Lighting
2 Large Walk-In Closets in Master
Closet-Maid Shelving in Closets and Pantry
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
Wired for Fans in Family Room, Master, Secondary Bedrooms

Kitchen

Maple Cabinets
Granite Countertops
Tile Backsplash
Stainless Steel Range, Hood, and Microwave
Energy Star Dishwasher
Wine Refrigerator / Beverage Center
Stainless Double Bowl Sink with One Touch Spray Faucet
Pendant Lights at Large Island
Separate Pantry
Garbage Disposal
Ice Maker Connection

Baths

MASTER BATH

Maple Cabinets
Double Vanity with Granite Countertops
Oversize Shower with Dual Shower Heads
Toilet Room
Jetted Tub
Linen Closet
Ceramic Tile Tub and Shower Surrounds
Brushed Nickel Fixtures

EN-SUITE BATH & MAIN FLOOR BATH

Granite Countertops in En-Suite Bath
Maple Cabinets in En-Suite Bath
Ceramic Tile Tub and Shower Surrounds
Pedestal Sink in Main Floor Bath
Chrome Fixtures

Flooring

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

Exterior Details

2 Car Detached Garage (22'x22') w/ Stairs to Unfinished Space Above
Covered Front Porch
Screened Back Deck with Stairs to Landscaped Yard
Wired For Fan on Screened Back Deck
Craftsman Douglas fir Front Door with Sidelights
4 Color Paint Scheme
Aluminum Pre-Finished Seamless Gutters
Professionally Designed and Installed Landscape

Warranty

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

Dual Flush Toilets in Master and En-Suite Baths
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
Energy Star 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

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