

# 815 E. Ponce de Leon – Standard Features

## Interior Details

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4 Bedrooms & 3 Baths  
Bedroom/Office and Full Bath on Main  
Kitchen Overlooks Family Room and Breakfast Room  
Built-In Cabinetry and Bookcases  
Bay Window with Built-Ins in Master Suite  
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  
Basix Recyclable Countertops – LEEDS approved, Recycled Material  
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

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### MASTER BATH

Maple Cabinets  
Double Vanity with Granite, Silestone, or Basix Countertops  
Oversize Shower with Multiple Shower Heads  
Toilet Room  
Jetted Tub  
Linen Closet  
Stone/Ceramic Tile Tub and Shower Surrounds

### HALL BATH & MAIN FLOOR BATH

Granite, Silestone, or Basix Countertops  
Maple Cabinets  
Stone/Ceramic Tile Tub and Shower Surrounds  
Pedestal Sink in Main Floor Bath

## 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, Hall Bath, Main Floor Bath and Laundry Room

## 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  
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

## 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

## Exterior Details

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2 Car Detached Garage w/ Unfinished Room Above – Stubbed for Bath  
Picket Fence in Front Yard  
Covered Front Porch  
Screened Balcony off Master Bedroom  
Screened Back Deck with Stairs to Landscaped Yard  
Wired For Fans – Master Balcony and Screened Back Deck  
Craftsman Douglas fir Front Door  
3 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed and Installed Landscape

## 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