

The Intown Floor Plan

Standard Features

Interior Details

3 Beds and 2.5 Baths
Direct-Vent Fireplace in Family Room w/ Mantle, Tile Surround, and Built-Ins
Craftsman Judge's Paneling in Separate Dining Room
9' Smooth Ceilings on 1st and 2nd Floors
Walk-In Closet in Master Suite
Closet-Maid Wire Shelving (Free-Slide) in All Closets
Craftsman Trim Package
5-Panel Smooth Finish Interior Doors
White Wood or Wrought Iron Balusters at Staircase

Allowances

Lighting Fixtures: \$3500
Tile: \$3500

Kitchen

Shaker-Style Maple Cabinets (Stained or Painted)
Granite Countertops
Tile Backsplash
Breakfast Bar for Extra Seating PLUS Separate Island
Stainless Undermount Single Bowl Sink with Moen Arbor Pull-Down Faucet
Separate Pantry with Sliding Barn Door
Garbage Disposal
Ice Maker Connection

Appliances

GE Gas Range with 5 Burners and 2 Ovens (PGS950SEFSS)
Zephyr Vent Hood (Choice of 3 Styles)
GE Built-In Microwave (PEB7226SFSS w/ Trim Kit)
Bosch Dishwasher (SHX5AV55UC)

Master Bath

Shaker-Style Maple Cabinets (Stained or Painted)
Double Vanity w/ Granite Countertops
Shower with Framed Glass Shower Door/Enclosure
Moen Chateau Chrome Fixtures
Glass, Stone, and Ceramic Tile Floor and Shower Surround

Secondary Baths

Shaker-Style Maple Cabinets (Stained or Painted) in Hall Bath
Double Vanity w/ Granite Countertops in Hall Bath
Glass, Stone, and Ceramic Tile Floor and Tub Surround in Hall Bath
Moen Chateau Chrome Fixtures
Kohler Archer Pedestal in Powder Room

Flooring

Hardwoods: 1st Floor, Master Suite, and Upstairs Hall
Staircase: Oak Stair Treads
40 oz. Carpet: Secondary Bedrooms
Tile: All Baths and Laundry Room

Exterior Details

Private, Fenced Backyard with 6' Fence
Covered Front Porch
Screened Rear Porch
Craftsman Front Door
Aluminum Pre-Finished Seamless Gutters
Professionally Designed and Installed Landscape

Construction Features

Engineered Framing
Silent Floor Joist System
Architectural Roof Shingles
Fiber Cement Siding
House Wrap
Energy Star Insulated Low E Wood Tilt Windows
50 Gallon Electric Quick Recovery Hot Water Heater
High Efficiency Electric Heat Pump Furnaces
14 SEER Air Conditioners

Warranty

Quality Builders Warranty: 1Yr Material/Labor, 2Yr Systems, 10Yr Structural
Roof Shingles: Lifetime
Cement Siding: 25 Year
Pre-Occupancy Orientation
Manufacturers' Warranties

Energy Savers

Low Flow Bath Fixtures
Duct Seal Blower Testing
Home Air Infiltration Testing
R-13 Wall Insulation
R-19 Floor Insulation
R-30 Ceiling Insulation
House Wrap – Energy Savings and Moisture Protection
Energy Star Programmable Thermostats
Level 3 Foam and Caulk

Technology and Security

5.1 Surround Sound in Family Room (Pre-Wired)
Pre-Wired for Cable TV with RG-6 Quad Shielded Coax
Pre-Wired for Phone/Data with Cat5e Cable
Security System – 2 Keypads – Ready To Use
Smoke Detectors – Hardwired
CO2 Detectors – One on Each Floor
Deadbolt Locks on All Exterior Doors