

137 Flora Avenue

Standard Features the Edgewood Floor Plan

Interior Details

3 Bedrooms & 2.5 Bathrooms
Built-Ins at Family Room Fireplace
Direct Vent Fireplace with Mantle, Tile Surround, & Built-Ins in Family Room
Coffered Ceiling in Dining Room
Kitchen Overlooks Family Room
Built-In Bookcase at Upstairs Hall
9' Smooth Ceilings
Walk-In Closet in Master
Closet-Maid Wire Shelving in Closets and Pantry
Craftsman Trim Package
5-Panel Smooth Finish Interior Doors
White Wood or Wrought Iron Balusters with Oak Handrails on Staircase

Allowances

Lighting Fixtures: \$3,500
Tile: \$3,500

Kitchen

Shaker-Style Maple Cabinets
Granite Countertops
Tile Backsplash
Stainless Undermount Single Bowl Sink with Moen Brantford Faucet
Walk-In Pantry with Wire Shelving
Garbage Disposal
Ice Maker Connection

Appliances

GE Gas Range with 5 Burners and 2 Ovens
Zephyr Vent Hood – Choice of 3 Styles
GE Built-In Microwave
Bosch Dishwasher

Master Bath

Shaker-Style Maple Cabinets
Double Vanity with Granite Countertop
Large Shower with Framed Glass Shower Door and Enclosure
Moen Chateau Chrome Fixtures
Glass, Stone, and Ceramic Tile Shower Surround
Separate Toilet Room

Secondary Baths

Double Vanity in Jack and Jill Bath
Shaker-Style Maple Cabinet in Jack and Jill Bath
Granite Countertop in Jack and Jill Bath
Glass, Stone, and Ceramic Tile Tub Surround in Jack and Jill Bath
Moen Chateau Chrome Fixtures
Kohler Archer Pedestal in Powder Room

Flooring

Hardwoods: Main Floor, Master Bed, and Upstairs Hall
Staircase: Oak Stair Treads
40 Oz. Carpet: Secondary Bedrooms and Master Closet
Tile: Full Baths and Laundry Room

Exterior Details

Covered Front Porch
Screened Rear Porch with Stairs to Landscaped Yard
Craftsman Front Door
Aluminum Pre-Finished Seamless Gutters
Professionally Designed and Installed Landscape

Construction Features

Engineering 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
14 SEER Air Conditioner

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 & Security

Pre-Wired for 5.1 Surround Sound in Family Room
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



Builder reserves the right to make changes