

# STANDARD FEATURES

338 Ohm Avenue

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## INTERIOR DETAILS

5 Bedrooms and 3 Bathrooms  
Direct Vent Fireplace with Tile Surround and Built-ins in Family Room  
9' Smooth Ceilings Throughout  
Walk-in Closet in Master Suite  
Closet-Maid Wire Shelving in Closets and Pantry  
Craftsman Trim Package  
5-Panel Smooth Finish Interior Doors  
White Wood Balusters on Staircase

## KITCHEN

Shaker-style Maple Cabinets  
Quartz/Silestone Countertops  
Tile Backsplash  
Large Island with Breakfast Bar and Pendant Lighting  
Butler's Pantry with Glass Cabinetry  
Stainless Undermount Sink with Moen Brantford Faucet  
Separate Pantry  
Garbage Disposal  
Ice Maker Connection

## APPLIANCES

GE Refrigerator (GNE27JSMSS)  
GE Gas Range with 5 Burners and 2 Ovens (PGS960SELSS)  
Zephyr "Roma" Wall Vent Hood  
GE Built-In Microwave (PEB7227SLSS with 27" Trim Kit)  
Bosch Dishwasher (SHX863WD5N)

## MASTER BATH

Shaker-style Maple Cabinets  
Double Vanity with Quartz/Silestone Countertop  
Large Shower with Chrome, Frameless Glass Shower Door/Enclosure  
Moen Chateau Chrome Fixtures  
Ceramic/Porcelain Tile Shower Surround with Glass/Stone Accents  
Separate Toilet Room

## SECONDARY BATHS

Shaker-style Maple Cabinets  
Granite or Quartz/Silestone Countertops  
Chrome, Double Vanity in Up Hall Bath  
Frameless Shower Enclosure in 1st Floor Bath  
Ceramic/Porcelain Tile Tub Surround with Glass/Stone Accents  
Moen Chateau Chrome Fixtures

## FLOORING

Hardwoods: Main, Up Hall, Master Suite  
Red Oak Stair Treads: Staircase  
40oz. Carpet: Up Secondary Bedrooms  
Ceramic Tile: All Baths and Laundry Room

## EXTERIOR DETAILS

2-Car Attached Garage with Opener and Two Remotes  
Covered Front Patio  
Screened Rear Patio  
Fenced Rear Yard with Pedestrian Gate  
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  
Electric Quick Recovery Hot Water Heater  
High Efficiency Electric Heat Pump  
14-SEER Air Conditioner

## WARRANTY

Quality Builders Warranty  
Roof Shingles: Lifetime  
Cement Siding: 25 Years  
Manufacturers' Warranties

## ENERGY SAVERS

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

## TECHNOLOGY AND SECURITY

Wired for Ceiling Fans in All Bedrooms, Family Room, Screened Porch  
Pre-Wired for Cable TV with RG-6 Quad Shielded Coax  
Pre-Wired for Phone/Data with Cat5e Cable  
Pre-Wired for Security System  
Smoke Detectors - Hardwired  
CO2 Detectors - One on Each Floor  
Exterior Flood Lights - 2 Per Home



Builder reserves the right to make changes.