

STANDARD FEATURES

380 Reed

INTERIOR DETAILS

4 Bedrooms and 3 Bathrooms
Bedroom with Full Bath on Main Floor
Mud Bench at Side Entry
Direct Vent Fireplace with Tile Surround Built-ins in Family Room
9' Smooth Ceilings Throughout
Large Walk-in Closet in Primary Suite
Closet-Maid Wire Shelving in Closets and Pantry
Craftsman Trim Package
5-Panel Smooth Finish Interior Doors
White Wood Balusters on Staircase

ALLOWANCES

Lighting: \$4500
Tile: \$3000

KITCHEN

Shaker-style Maple Cabinets w/ Soft-Close Drawers and Doors
Quartz Countertops
Tile Backsplash
Large Island with Breakfast Bar and Pendant Lighting
Stainless Undermount Sink with Moen Align Faucet
Walk-In Pantry
Garbage Disposal

APPLIANCES

GE Refrigerator (GNE27JSMSS)
GE Gas Range with 5 Burners and Wifi-Capabilities (PGS930SELSS)
Zephyr Wall Vent Hood (5 Options)
GE Built-In Microwave (PEB7227SLSS with 27" Trim Kit)
Bosch Dishwasher (SHX863WD5N)

PRIMARY BATH

Shaker-style Maple Cabinets w/ Soft-Close Drawers and Doors
Double Vanity with Quartz Countertop
Large Shower with Shampoo Niche and Corner Bench
Frameless Glass Shower Door/Enclosure
Moen Genta Bath Fixtures
Ceramic/Porcelain Tile Shower Surround
Separate Toilet Room

SECONDARY BATHS

Maple Cabinets with Soft-Close Drawers and Doors
Quartz Countertops
Double Vanity in Up Hall Bath
Ceramic/Porcelain Tile Tub Surround
Moen Genta Bath Fixtures

FLOORING

Wood Floor: Main Floor and Second Floor Hall
Red Oak Stair Treads: Staircase
Carpet: Bedrooms and Closets
Ceramic Tile: All Baths and Laundry Room

TECHNOLOGY AND SECURITY

Pre-Wired for Electric Vehicle Charging Station
USB Port Outlets at Kitchen Island and Primary Bath
Thermostats - Energy-Star / Programmable / Wifi-Capabilities
Wired for Ceiling Fans in 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 Security System
Smoke Detectors - Hardwired
CO2 Detectors - One on Each Floor

WARRANTY

Quality Builders Warranty

- 1 YR Material/Labor, 2 YR Systems, 10 YR Structural

Roof Shingles: Lifetime
Cement Siding: 25 Years
Manufacturers' Warranties

EXTERIOR DETAILS

Covered Front Porch
Screened Rear Porch
Attached Storage Room
Fenced Rear Yard with Pedestrian Gate
Craftsman Front Door
Aluminum Pre-Finished Seamless Gutters
Professionally Designed and Installed Landscape

CONSTRUCTION FEATURES

Level 3 Foam and Caulk
Duct Seal Blower Testing and Home Air Infiltration Testing
R-13 Wall Insulation
R-19 Floor Insulation
R-30 Ceiling Insulation
R-38 Attic Insulation
Energy-Star Programmable Thermostats
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



Builder reserves the right to make changes.