

STANDARD FEATURES

1928 Grandview Ave.

INTERIOR DETAILS

5 Bedrooms and 3 Bathrooms
Bedroom and Full Bath on Main Floor
Private Office off Primary Suite
Loft Area on Second Floor
Direct Vent Fireplace w/ Tile Surround and Built-ins in Family Room
Mud Room at Garage Entry
Extra Storage Closet on Main
9' Smooth Ceilings Throughout
Two Walk-in Closets 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: \$5500
Tile: \$3500

KITCHEN

Shaker Maple Cabinets with Soft-Close Drawers and Doors
Quartz Countertops
Tile Backsplash
Large Island with Breakfast Bar and Pendant Lighting
Stainless Undermount Sink with Moen Genta Faucet
Walk-In Pantry
Separate Butler's Pantry with Glass Cabinetry
Garbage Disposal

APPLIANCES

GE Refrigerator (GNE27JSMSS)
GE Gas Range with 5 Burners and Wifi Capable (PGS930SELSS)
Zephyr Wall Vent Hood
Frigidaire Built-In Microwave
GE Dishwasher

PRIMARY BATH

Shaker Maple Cabinets with 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

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

FLOORING

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

TECHNOLOGY AND SECURITY

Pre-Wired for Electric Vehicle Charging Station
USB Port Outlets in Primary Bath and Kitchen Island
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

2-Car Attached Garage with Opener and Two Remotes
Space for Extra Storage in Garage
Covered Front Porch
Screened Rear Porch
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.