

STANDARD FEATURES

842/848 Milam Circle

INTERIOR DETAILS

5 Bedrooms and 3 Bathrooms (Bed and Bath on Main)
Direct Vent Fireplace with Tile Surround Built-ins in Family Room
Built-In Bookcase at Up Hall
9' Smooth Ceilings Throughout
Large 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
Granite or Silestone Countertops
Tile Backsplash
Large Island with Breakfast Bar and Pendant Lighting
Stainless Undermount Sink with Moen Brantford Faucet
Separate Pantry
Butler's Pantry with Glass Cabinetry
Garbage Disposal
Ice Maker Connection

APPLIANCES

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

MASTER BATH

Shaker-style Maple Cabinets
Double Vanity with Solid White Cultured Marble Countertop
Large Shower with Two Showerheads
Chrome, Framed Glass Shower Door/Enclosure
Moen Chateau Chrome Fixtures
Ceramic/Porcelain Tile Shower Surround Glass or Stone Accents
Separate Toilet Room

SECONDARY BATHS

Shaker-style Maple Cabinets
Double Vanity in Up Hall Bath
Solid White Cultured Marble Countertop
Ceramic/Porcelain Tile Tub Surround with Glass or Stone Accents
Moen Chateau Chrome Fixtures

FLOORING

Main Floor: Wood Floor
Staircase: Red Oak Stair Treads
Second Floor: 40oz. Carpet
Ceramic Tile: All Baths and Laundry Room

EXTERIOR DETAILS

2-Car Attached Garage with Opener and Two Remotes
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

Engineered Framing
Silent Floor Joist System
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:

- 1 Year Material / Labor
- 2 Year Systems
- 10 Year Structural

Roof Shingles: 25 Years
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 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
Deadbolt Locks on All Exterior Doors
Exterior Flood Lights - 2 Per Home



Builder reserves the right to make changes.