

# STANDARD FEATURES

2839 Lincoln Dr.

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## INTERIOR DETAILS

3 Bedrooms and 2.5 Bathrooms  
Direct Vent Fireplace with Mantel, Tile Surround, Built-ins in Fam. Rm.  
Separate Dining Room with Coffered Ceiling and Judge's Paneling  
9' Smooth Ceilings Throughout  
Built-Ins in Up Hall  
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 Countertops  
Tile Backsplash  
Large Island with Breakfast Bar  
Butler's Pantry with Glass Cabinetry  
Stainless Undermount Sink with Moen Brantford Faucet  
Separate, Walk-In Pantry  
Garbage Disposal  
Ice Maker Connection

## APPLIANCES

GE Gas Range with 5 Burners and 2 Ovens (PGS960SELSS)  
Zephyr Wall Vent Hood (Choice of 5 Styles)  
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 Chrome, Framed Glass Shower Door/Enclosure  
Moen Chateau Chrome Fixtures  
Glass, Stone, Ceramic Tile Shower Surround  
Separate Toilet Room

## SECONDARY BATHS

### Jack and Jill Bath

Shaker-style Maple Cabinets  
Double Vanity with Solid White Cultured Marble Countertop  
Glass, Stone, Ceramic Tile Tub Surround  
Moen Chateau Chrome Fixtures

### Powder Room

Kohler Archer Pedestal  
Moen Chateau Chrome Fixture

## FLOORING

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

## EXTERIOR DETAILS

Covered Front Patio  
Covered Rear Patio  
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

- 1Yr Material/Labor
- 2Yr Systems
- 10Yr 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

Ceiling Fans in All Beds, Family Room, Back 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  
Deadbolt Locks on All Exterior Doors  
Exterior Flood Lights - 2



Builder reserves the right to make changes.