



Included Features The Estates



Structure

Engineered Post Tension Slab
2 Car Garage attached
Broom finished exterior concrete
9' First Floor; 8' Second Floor (if app)
Studs 2 x 4 @ 16" on center
7/16" OSB Wall and Roof Construction
Engineered Roof System & 30 Yr Architectural Shingles
10 Year Structural Warranty through 2-10

Mechanicals and Insulation

Pex Plumbing
Tankless Gas Water Heater
2 Water Spigots
2 Exterior Electrical Outlets
200 Amp Electrical Panel Receptacles per code
2 Flood Lights
Smoke Detectors per code
13 SEER Heat Pump
Programable Thermostat
Spray Foam Insulation on Attic Rafters
R-13 Batt Insulation in Exterior Walls

Exterior Finishes

Chimney Chase with Brick or Stone
6 Light Craftsman Fiberglass Front Door Painted
Back Door, etc- Full View Glass Doors
Prairie Grid Over Clear Low E Vinyl Windows on front
(Clear/no grids on sides and back windows)
ColorPlus James Hardie Soffits, Siding, Trim & Porch ceilings
Thumb Activated Front Door Handleset & Deadbolt
PVC Columns
Front Porch Handrails

Interior Finishes

Smart Home Security System
8 Tv or Phone Drops
Mudroom Cabinet
2" Faux Wood Blinds Throughout
36" Gas Fireplace with Gas Lighter
Craftsman Style Wood Mantle Painted
Stone or Brick Fireplace Surround to Mantle
Cove Crown Molding Throughout Main Floor Common Areas
Craftsman Trim around doors and windows
7-1/4" Baseboards
Nickel Egg Shape Door Knobs
Craftsman Style Hollowcore Interior Doors
Smooth Ceilings and Walls
Paint: 1 whole house, 1 accent for master suite and/or dining room & 1 Trim Color
Wire Shelving in Pantry & Closets

Flooring

5" Hardwoods in Common areas on Main Floor
Tile in bathrooms and laundry

Frieze Carpet in Bedrooms with 6# pad
Stained oak stair treads with craftsman style square spindles & handrail (if applicable)

Plumbing

Pfister Marielle Series in Chrome

Lighting

Craftsman Style Nickel Fixtures from Inline Lighting
Ceiling Fan with Light Kit in Great Room & Master Bedroom
Flush mount ceiling fixture in Guest Bedrooms & braced for future fans

Kitchen

GE Stainless Gourmet Kitchen Appliance Package (Gas Cooktop, built in wall oven/microwave combo, & dishwasher)
Stainless Chimney Vent Hood
Stainless Farmhouse/Apron Sink
Granite Countertops
Beadboard, Tile or Tumbled Stone Backsplash
Maple Shaker or Flat panel Cabinets, Stained or Painted with Soft Close Drawers
Trash Pullout Cabinet
3 Pendant Lights (Nickel finish) over island
4 Recessed Lights
Cabinet Hardware

Master Bath

2 Undermount sink bowls
5' Garden Drop in tub with tile surround & craftsman trim front
Fully tiled shower with tile shelf & corner tile seat
Semi Frameless shower door
Granite Countertops
36" Raised Vanity Height
Maple Shaker or Flat panel Cabinets, Stained or Painted with Soft Close Drawers
Cabinet Hardware
Recessed Light over tub and shower with exhaust fan
Elongated Toilet
Vanity Light over each sink (Nickel finish)
Full Size Mirror(s)

Guest Baths

Granite Countertops
Undermount Sink
36" Raised Vanity Height
Molded Fiberglass Tub/Shower Unit
Maple Shaker or Flat panel Cabinets, Stained or Painted with Soft Close Drawers
Cabinet Hardware
Recessed Light Over Tub
Vanity Light
Exhaust Fan
Elongated Toilet
Full Size Mirror

Purchaser Signature / Date

Purchaser Signature / Date