



Included Features

Interior

Rounded corners (whole house)
5-panel "Modern Traditional" painted doors
Murray Feiss Barrington Light package
Oil-rubbed Bronze plumbing, lighting, & hardware
Painted-in-place millwork package
Fully wrapped/painted windows (Main floor)
Painted windowsills (Upper floor)
Custom interior color(s)
Decora (toggle-style) light switches
Cable in all bedrooms, family room, den & bonus/playrooms
Phone in kitchen, den & master bedroom

Kitchen/Dining

Whirlpool Stainless Steel Appliances
(gas cooktop, microwave, wall oven, D/W)
Whirlpool Glass Canopy Hood (above cooktop)
Custom Stained/Glazed Cabinetry which includes full extension soft-close drawers, doors, roll-outs, lazy-susan plus staggered height uppers w/ crown moulding. Cabinet hardware included.
Villa Victorian Birch 5" Engineered Hardwood floors
Large WI pantry w/ shelving & stained door*
Pantry Auto-On interior light (turns on when door opens)
Walk-thru Butler's Pantry w/ custom cabinetry, granite countertop & wine storage*
SS Elkay Dayton undermount double-bowl sink
Bellera Faucet w/ pull-down spout & right-hand lever handle
3cm Granite slab countertops w/ full-height tile BSplash
Granite Slab Island w/ Oil-Rubbed Bronze pendant lights*
Recessed lighting placed for optimal workspace use
Under counter LED lighting
Garbage Disposal

Family Room

Gas FPlace w/ electronic ignition (no pilot light), Natural Stone Surround
Custom Mantle Stained to Match Cabinetry
Custom, Stained/Glazed built-in entertainment cabinetry
Flat screen wall w/ smurf-tubing funnels to Built-ins
Shaw Siesta Texture R2X Soil & Stain-Resistant Carpet
Recessed lighting
Over-sized Windows or Window-walls to outdoor space*

Powder Bath

Custom, stained/glazed vanity w/ 3cm slab granite & undermount sink*
Villa Victorian Birch 5" Engineered Hardwood floors
Tile floors (if there is a main floor shower only)

Entry/Mud Room

2-story foyer w/ oil-rubbed Bronze Chandelier*
Open wrought-iron staircase & balcony*
Villa Victorian Birch 5" Engineered Hardwood floors
Custom Stained cabinetry w/ coat hooks, bench & storage*
Under-stair storage & separate coat closet*

Master Bed & Bath

Double door entry*
Vaulted ceiling w/ ceiling fan/light combo*
Walk-in closet w/ shelving system
5pc bath w/ 3cm slab granite countertops & tile floors
Recessed Maax Pearl oval soaking tub w/ tile decking, apron & backsplash
Spacious walk-in shower w/ tile walls, deco inlay & glass door(s)
Private water-closet (toilet room)
Large dbl sink vanity w/ Lahara Bronze single handle faucets, drop-in Cimmarron sinks, soft-close stained cabinetry

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Main Bath

Double-sink in stained cabinetry
Tile countertops w/ tile backsplash
Separate toilet/shower/tub area*
Vinyl Flooring

Laundry Room

Stained cabinetry
Utility Sink
Laminate Countertop
Wire Hanging Rack

Garage/Utilities

95% efficiency gas furnace (garage)
Gas HW tank (garage)
Painted Therma Classic 8' tall insulated steel garage door(s) w/ top panel windows
Garage door openers, remotes & wireless keypad
Multiple fluorescent lighting
Dedicated Freezer outlet
Pre-wire and coil prep for future A/C unit
Photocell exterior lighting
Exterior Man door for side or back yard access

Den/Office

Clear glass, double-door entry
Coffered ceiling w/ crown moulding*
Accent painted interior of coffered ceiling*
Shaw Siesta Texture R2X Soil & Stain-Resistant Carpet

Exterior

Fully landscaped front & back yards
Fully irrigated front & back yards
Fully Fenced Backyards w/ gate on 1 side
Sliding Window Walls to covered outdoor living room w/ Stone-accented Outdoor Fireplace, Stained rough-sawn siding & Cedar Decking*
Cement-plank siding, lap & shingles*
Lifetime Timberline High Definition Composition roof
Covered front entry w/ pine soffits & recessed lighting*
Color-matched gutters
Clay colored vinyl windows
Stone-flanked column(s) & garage fronts
Windows screens (whole house)
Painted 2-panel front door w/ ¼ -lite in stunning decorative obscurity glass design

All of this in a Gated Community!

*Not available on all plans

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