



## Exterior Features

- **Foundation:** Stem Wall Slab: Brick on front elevation and returns. Block on Sides and Rear. NO Parging
- **Front Door:** SINGLE Fiberglass Smooth 2 Panel or Arched Top (No Glass)
- **Windows:** YKK Single Hung; Options: 4 over clear, 2 over 2, Prairie; Colors: White, Clay, Almond.
- **Siding:** Main - Dutch Lap Siding; Accent - B&B or Shakes.
- **Shingles:** 30-Year Architectural.
- **Gutters:** 5" Gutters.
- **Screen Porch:** Only if rails are required by code.
- **Landscaping:** Plants and mulch in front of house; Grade and seed.

## Electric Features

- **Ceiling Fans:** Family Room and Master Bedroom; Prewired in all bedrooms and rear porch.
- **LED Can Lights:** 3-5 in the kitchen only.
- **Flood Lights:** Two - one on each end of the house.
- **Exterior Receptacles:** Two.
- **Doorbell:** Standard.

## Garage Features

- **Garage Door:** Carriage with Hardware unless black (no hardware). Garage unpainted.

## Interior Features

- **Ceilings:** 9' Smooth Downstairs; 8' Smooth Upstairs.
- **Baseboards:** 4 1/4".
- **Casing:** 356 (2 1/4").
- **Stool:** 5 1/4".
- **Interior Doors:** 2 Panel or 5 Panel.
- **Paint:** Sherwin Williams; 1 color for walls, white trim, white ceilings, white closets;
- **Hardware:** Satin Nickel on Doors. Chrome Plumbing
- **Countertops:** QUARTZ.
- **Hard Flooring:** Mohawk Kingmire OR Chalet Vista OR Rivercrest Laminate in main living areas AND Master Bedroom.
- **Carpet:** Home Showcase Silver Series with 8# pound padding in all guest bedrooms, closets, stairs, and bonus rooms.
- **Vinyl:** Armstrong Flexstep Value Plus or Progressions in all wet areas except 1/2 bath.
- **Kitchen Backsplash:** Tile.

## Eco Features

- **HVAC:** Heil 15 SEER Heat Pump or Equivalent with programmable thermostat.
- **Water Heater:** 50 Gallon Electric Water Heater