

Villa Included Features



Interior of Home:

LOWER LEVEL

- Large unfinished area for storage, office, game room, media or other
- Rough-in for future bath
- Sliding door and window where applicable
- High efficiency *Carrier* gas-forced heating and air conditioning
- Passive sub slab ventilation system
- 50-gallon gas fired hot water heater
- 13-course concrete block foundation and/or solid concrete wall
- *Form-A-Drain* footer acts as your exterior French drain and interior pre-radon pipe

FIRST FLOOR

- Master bedroom with tray or slope ceiling (where possible)
- R-30 insulation
- Glass shower door in master bath
- 9' ceilings and 5" baseboard on the first floor
- Chair rail in dining (where applicable) with picture frame moulding
- Vaulted ceiling in great room
- *Heat-N-Glow* direct vent gas fireplace in great room
- Spacious open floor design
- Large kitchen with breakfast area per design
- Granite countertops in kitchen (Level 1)
- *Whirlpool* range, dishwasher, disposal and micro-hood
- Powder room with vented exhaust fan and vanity with cultured marble counter top
- Waterline for ice maker
- Triple patio door
- Two-car integral garage with insulated doors
- 8' high garage door
- 1/2 H.P. garage opener
- Floor drain in garage
- Washer and dryer hookup
- Laundry pan for washer

SECOND FLOOR

- 2 large bedrooms with a "dormer"
- A large hall bathroom
- Generous closet space
- Center light in all bedrooms
- 8' ceilings and 3" baseboards

INTERIOR FINISHES

- Knock down stipple ceilings with trowel finish
- Two coats of bone white flat wall paint
- Painted interior trim include pin top balusters (SPINDLES)
- *Weiser* nickel hardware or equal
- *Nova* plywood shelving
- Mirrors over vanity in full bath
- Vented exhaust fan in bathrooms
- *Kohler* Whirlpool per plan
- *Kohler* faucets and shower handles
- Choice of shower stall or tub with shower
- Crown molding in entry and dining room
- 3-1/4" special casing around doors and windows
- Ceramic tile or hardwood flooring in the entry, kitchen, laundry, powder room, master bath and upstairs bathroom
- Plush carpeting with 6 pound carpet pad in the great room, dining/den room, stairs, second floor hallway and all bedrooms
- 9 recessed lights
- White, 2-panel, solid masonite interior doors curve detail

OTHER FEATURES

- Engineered floor joist
- 23/32" tongue and groove floors glued and nailed
- Smoke detectors electrically wired with battery back-up, including all bedrooms
- Pre-wired for telephone - 4
- Pre-wired for cable - 5
- Structured pre-wire system
- Written 1-year builder limited warranty

Exterior of Home:

- "Maintenance-free" exterior
- Finish landscaping and grass
- 30-year limited warranty roof shingles
- 7/16" OSB on the roof
- Energy efficient *Anderson* double-hung E-Glass windows and screen 20-year guarantee on insulated glass windows
- *Tru Guard*, *Tuff-N-Dri* or equal foundation water proofing with 20-year limited warranty
- Private concrete patio or deck 12' X 16' from the great room
- *Nutone* entry doorbell or equal
- *Weiser* or equal nickel entry door hardware with deadbolt
- Hose bibb rear and garage
- Complete exterior and landscaping maintenance by the Homeowners Association per Public Offering Statement
- Shingles with *Ice Guard*
- Aluminum soffit & fascia by *Alcoa*
- Exterior post lamp on photo eye

Call the site office at
(412) 364-2690

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