

# Included Features



## 55' TRADITIONAL

### Design & Finish

- Open concept floor plans designed specifically to capture flow, function and flexibility
- 5 ½" Flat baseboards throughout 1<sup>st</sup> and 2<sup>nd</sup> floors
- 3 ½" Flat door casing throughout 1<sup>st</sup> and 2<sup>nd</sup> floors
- Matte black Schlage interior levers
- 8' Doors throughout 1<sup>st</sup> floor with matching hardware & hinges
- 6'8" Doors throughout 2<sup>nd</sup> floor with matching hardware & hinges
- Single light glass doors at study
- Exterior sliding glass door per plan
- Energy efficient LED lighting fixtures throughout home including LED disc style lighting in primary closet
- Unique elevations available
- Wood shelving in all closets and pantry per plan
- Square sheetrock corners throughout
- Selection of wood flooring at entry, extended entry, family, kitchen, dining, powder baths, and butler's pantry (per plan)
- Selection of 17"x17" tile flooring at primary bath, secondary baths, and utility (per plan)
- Open railing at staircase and 2<sup>nd</sup> floor overlooks

### Spa Experience

- Luxurious primary bath designs include freestanding tub and separate shower with a tiled mud set floor, tiled walls and framed glass to coordinate with bath faucet color
- Elongated commodes at all baths
- 1.6 cm quartz countertop in all bathrooms
- Delta® fixtures in black finish at all baths
- Delta® 8" widespread fixtures at primary and powder baths in black finish
- Delta® 4" widespread fixtures at secondary baths in black finish
- Framed mirrors at primary and powder bath vanities

### Outdoor Living

- Water efficient landscaping, including sod and irrigation at front and rear yards, designed to enhance the streetscape of the subdivision as well as the functionality of your outdoor living spaces
- Full gutters and downspouts around home on horizontal eaves (per plan)
- Insulated garage door with Wi-Fi door opener
- 6' Cedar board to board fence around rear yard (see Sales for location & fence type on specific lots)

### Kitchen Solutions

- Sage Kitchen Collection featuring Whirlpool® appliance package in stainless steel including:
  - 36" gas cooktop with multiple speed-heat burners
  - 5.0 cu.ft. single wall oven with air fryer
  - 36" Integrated vent hood 3-Speed
  - 2.2 cu.ft. built-in microwave with sensor cooking
  - Energy Star® rated dishwasher
- 42" Stained upper cabinets with decorative trim and spacious cabinet layouts (per plan)
- 3"x6" White subway tile backsplash
- Granite kitchen countertops with square edge
- LED disc style lighting in kitchen and breakfast (per plan)
- Delta® fixture in black finish
- 50/50 stainless steel undermount sink

## Energy and Comfort

- Energy Star rated V3.1
- Huber Zip System® wall sheathing and rainscreen (per plan)
- Huber Rainscreen barrier
- Double pane, LowE3 vinyl windows with 366 glass
- HomeTeam Taexx built-in pest control system and borate pretreatment on all homes
- Upgraded R-15 exterior wall insulation
- R21-Foam insulated attics
- R8 duct work
- High-efficiency 16 SEER HVAC system with site-specific sizing, per plan
- Novus 42" Gas fireplace with painted mantel
- Natural gas 95% AFUE Furnace
- Smart thermostat with Wi-Fi
- Rheem tankless water heater
- Ceiling fans:
  - Fan with light installed at family room, game room and primary suite
  - Block and wire for a future fan at all bedrooms and covered patio

## Technology

- myCommand Connected Home package includes the following items in a plan specific layout (see Sales for details on each plan):
  - Three media outlets in a functional combination of cable and Ethernet ports
  - Central Wi-Fi friendly structured wiring panel with exterior cable feed and fiber service access conduit
  - Two keypad pre-wire locations to support future security installs
  - Schlage Z-wave connected smart lock deadbolt at front door
  - Ring Pro video doorbell
  - Two ceiling-mounted Ethernet-wired Wi-Fi access points (WAP)
  - Wi-Fi enabled thermostat
  - Wi-Fi enabled garage door opener
  - Lutron automated on/off lighting control for two locations
  - Programmable Wi-Fi enabled irrigation controller
  - USB-C outlet at kitchen

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