

EXTERIOR FEATURES

- ◆ Natural material and color combinations featuring stucco masonry, stone, metal roof accents, and cedar trim details
- ◆ Distinctive designs by award winning architect Kipp-Flores
- ◆ Unique architectural accents featuring stained natural cedar structural elements including corbals, shutters, and porch details
- ◆ Craftsman-style knotty adler solid wood front doors with various rustic accents including clavos and operable speakeasy with hardware
- ◆ One and two car garage doors with stained Canadian cedar fronts, opener, and 2 remotes
- ◆ Private rear yard living area with wrought iron fencing and landscaping
- ◆ Professional landscaping and irrigation for maintenance-free enjoyment
- ◆ Rain gutter systems per plan

INTERIOR FEATURES

- ◆ 9' ceilings 1st and 2nd floor. Volume living area with 20' ceiling per plan
- ◆ Arched room openings and rounded sheetrock corners throughout per plan
- ◆ Orange peel texture finish walls and ceilings with choice of latex wall paint colors and enamel trim
- ◆ Taped, floated, and painted garage walls
- ◆ Choice of 3 interior raised panel interior door styles with satin nickel hardware
- ◆ Lighting plans with recessed accent lighting, pendant lighting, ceiling fans, designer fixtures, and Decora light switches
- ◆ OnQ Base centralized structured wiring system for custom control, programming, and expansion of all low-voltage wiring. Allows greater flexibility and future expansion of new technologies in low voltage wiring systems
- ◆ Pre-wiring includes high performance, high speed cabling, TV cable (RG-6 Quad Shield), and telephone (CAT 5)
- ◆ Designer carpet with 6 lb. pad and 13" porcelain tile in entry, utility, kitchen, and bathrooms per plan in a variety of colors and styles
- ◆ 5-1/4" baseboards per plan

QUALITY FEATURES

- ◆ Individually designed and engineered post-tension foundation system
- ◆ 8' anchor bolt connection between outside walls and frames
- ◆ Engineered floor truss system, roof design, and wall wind bracing
- ◆ Hurricane clips at rafter to top plate connection
- ◆ 30-year dimensional roof shingles
- ◆ Termite resistant sole plate
- ◆ Tubes-in-the-wall pest defense system
- ◆ On-site framing with subfloor glued and screwed
- ◆ Pre-plumbed for water softeners

ENERGY AND SECURITY FEATURES

- ◆ Energy Star Rating
- ◆ High efficiency 14 SEER Puron A/C system with programmable digital display thermostat
- ◆ Two-stage poly-cel air infiltration treatment
- ◆ R-13 insulation in exterior walls (R-19 in 2x6 walls)
- ◆ R-38 blown insulation in flat ceiling areas
- ◆ Ridge vent attic ventilation system
- ◆ Continuous perforated soffit vent system
- ◆ Energy conserving 50 gallon hot water heater
- ◆ Insulated waterlines in all exterior walls
- ◆ Energy saving, insulated Low-E windows that keeps homes cooler in hot weather
- ◆ Security system pre-wire with 2 keypads
- ◆ Smoke alarm system with battery backup

KITCHEN AND BATH FEATURES

- ◆ Whirlpool Energy Efficient Appliance Package including 30" self-cleaning range, microwave oven/vent hood vented to outside, and built-in dishwasher with 5-cycle and option combinations
- ◆ Nova edge formica kitchen countertops with porcelain tile backsplash
- ◆ Raised panel cabinets with 42" uppers with choice of stain colors
- ◆ Recessed and pendant lighting in kitchens per plan
- ◆ 42" marble garden tub with marble surrounds and separate marble shower in master bath per plan
- ◆ Cultured marble vanity tops with recessed oval bowls. Raised vanities in master bath
- ◆ Tub/shower with Porcelain tile backsplash
- ◆ Quality designer Moen bath and kitchen fixtures

All specifications are subject to change without notice. Effective 1-1-2007.