



Included Features

Exterior

Front Elevation Design Plans include additional trim, vinyl shakes, column and stone per plan
Maintenance free vinyl and stone exterior
Covered porch per plan
Nine Foot Plate Height on First Floor
Two Car Attached Garage with finished interior
Silverline by Anderson single hung vinyl windows with nylon screens
Window transoms per plan
Thermatru Fiberglass Entry Door with transom
Concrete slab foundations with engineered footings
Termite soil treatments
Site built construction with 2 x 4 Exterior Walls, Engineered floor and roofing systems
Whole House Wrap for Moisture Barrier
Window and Door Taping and Flashing]
Owens Corning 30 year Architectural Shingles

Landscaping

Sodded homesite with zoned irrigation system
Premium trees and shrubs
20' Concrete Drive and 3' concrete walkway

Electrical

200 Amp Service
GFCI Exterior Receptacles
Pre Wire for Ceiling Fans
Recessed lighting over Kitchen Sink
Decorative Chandelier in Dining room
Ceiling Fans in Great Room and Owner's Suite
Pre wire for cable and phone in five area of customer choice
Exhaust fans in all baths
Hard wired/battery backup smoke detectors
Front Entry Door Bell

HVAC and Insulation

Bryant 13.5 Seer Energy Efficient Heat Pumps
Insulated Duct Work
Quick Recovery 80 Gallon Hot Water Heater
R-38 blown in ceiling insulation
R-30 in floor over garage
R-13 Wall Insulation in all exterior walls finished areas
R-19 in first floor

Plumbing

Moen Plumbing Valves
Praxis Fiberglass Whirlpool Tubs in Owner's Suite
Deck Mounted Roman Tub faucet in Owner's suite
Separate Shower in Owner's Suite with glass door
Apex piping and Manablock or similar water lines
Two exterior hose bibs

Buyer

Buyer

Forino Co., Anthony Forino, General Partner





Included Features (continued)

Interior

- Bull nose corners on drywall
- 9' or 10' Smooth Ceilings
- Sherwin Williams interior paint
- Stained Oak railings and balusters at steps with painted spindles.
- 5 ¾" baseboards
- Six panel masonite doors
- Merillat solid cabinetry in a variety of finishes, 36" – 42" upper cabinet height
- Cultured Marble Molded Vanity Tops
- Pedestal sink in powder rooms
- Ceramic tile entry foyer
- Ceramic tile flooring in kitchen , baths and laundry
- Wall to wall carpet in all other areas
- Whirlpool Self Cleaning electric range
- Whirlpool Quiet Plus Dishwasher
- Whirlpool self venting microwave hood
- Four , Five and Loft Options per plan

Buyer

Buyer

Forino Co., Anthony Forino, General Partner





Planned Amenities

Community Center

Pool

Playground

Sidewalks

Street Lights

**Lake Front and Wooded
Home Sites**



Specifications and Features are Subject to Change Without Prior Notification or Obligation

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