



Allowances

- Carpet - \$20.00 per yard
- Lighting - \$2,500
- Hardwood Floors - 2 1/4" White or Red Oak
- Foyer, Dining Room, Kitchen, Breakfast, Family Room
- Tile - \$4.00 per sq. ft. (material)
- Appliances - \$3,500
- Landscaping - \$3,500

Exterior

- Shake style siding, Hardi-Plank siding, primed trim and stone per plan
- Garage Doors - Carriage style with door openers (2) 9x7 or (1) 18x7
- Poured foundation walls
- Double hung windows with no rot sills and PVC trim
- 30 year architectural style shingles
- 6" Aluminum gutters with solid leaf guards
- Concrete/Asphalt Driveways
- Professional landscaping
- Oversize deck plans
- 2 hose bib faucets
- Chimney shrouds with spark arrester
- Screen porches per plan with optional fireplace
- Ultra shield waterproofing
- Gas grill connection on deck

GENERAL FEATURES

Plumbing

- 80 gallon electric water heater
- Delta oil rubbed bronze faucets throughout
- Elongated toilets in whole house
- Comfort height toilets main level

Electrical

- Smoke Detectors per code
- Weather proof outlet on deck and at front porch
- 300 AMP panel
- Switched outlets on bed walls
- Pre-wired for satellite TV
- CAT 5 wiring
- Under counter lights in Kitchen
- Two (2) outside flood lights
- All bedrooms pre-wired for fan/light

INTERIOR

Dining Room

- Painted bead board 36" high with chair rail

Kitchen

- Upgraded wood cabinets
- Granite countertops with stainless steel under mount
- sink
- Tile backsplash
- Garbage disposal with 1500 gallon septic tank

Family Room/Great Room

- Stained tongue & groove vaulted ceiling per plan
- 42" wood burning fireplace with gas starter and stone surround and 60" high stone mantel
- Wired for fan/light combo with two switches
- Built-in book cases per plan

Master Bathroom

- Heated ceramic tile flooring (optional)
- Tub and shower tiled surrounds
- Granite vanity countertops w/undermount sinks
- Raised vanity cabinets
- Whirlpool tub per plan
- 42" high mirrors with bevel strip

Laundry Room

- Tile flooring
- Wood cabinets per plan
- Electric washer/dryer connections
- Laundry sink

Pantry

- Per plan

HVAC

- 90+ high efficiency gas furnace - main level
- 13 seer air conditioner - main level
- 13 seer heat pump - terrace level

Stairs

- Oak stained treads per plan
- Upgraded stained handrail
- Upgraded painted pickets

Doors

- Oil rubbed hinges and lever handles

Unique Features

- Oversized garage
- Elevator Shaft
- Heated master bath tile floors