

# INCLUDED FEATURES



## EXTERIOR FEATURES:

- Lot fully graded and sodded
- Quality clay brick as per drawing
- Aluminum soffit, fascia and eaves through
- Asphalt Shingles
- Insulated Exterior entry doors
- Insulated vinyl windows
- Insulated sectional steel garage door
- Asphalt Driveways
- Sliding Patio doors

## HEATING SYSTEM:

- High efficiency gas furnace
- Central air conditioning
- Programmable thermostat
- Rental tankless water heater
- Heat recovery ventilation system

## CABINETS:

- Quality kitchen cabinets and vanities
- Quartz countertops in kitchen and bathrooms with undermount sinks
- Kitchen Island with breakfast bar

## ELECTRICAL:

- 100 amp service panel with breakers
- Smoke alarm and carbon monoxide detectors as per code
- Pot lights in predetermined locations
- Pre-selected lighting fixtures from builders package
- Smart home electrical devices provided in pre-selected locations
- Additional smart home upgrade packages available for purchase

## FLOORING:

- Luxury vinyl plank on both levels and stairs

## PLUMBING:

- Acrylic tubs and/or showers with acrylic walls as per drawings
- Stainless steel undermount kitchen sink
- Upper floor laundry services
- Shut off valve for all water supply lines
- Pre-selected plumbing fixtures from builders package

## OTHER FEATURES:

- Egress basement windows allowing for a legally finished basement at a future date by homeowner
- Convenient powder room on main floor
- 1<sup>st</sup> floor ceiling height approximately 9 feet
- 2<sup>nd</sup> floor ceilings approximately 8 feet
- Stairs with half walls
- California style ceilings throughout finished living areas
- Standard trim package
- Walls in finished areas to be primed and painted with a maximum of 2 coats of paint.

