

The Pecan Floor Plan

Standard Features

Interior Details

4 Bedrooms & 2.5 Bathrooms
All Bedrooms on 2nd Floor
Separate Office/Flex Space on Main Floor
Direct Vent Fireplace with Mantle, Tile Surround, & Built-Ins in Family Room
Mud Room Bench with Storage for Shoes and Hooks for Coats
Kitchen Overlooks Family Room
Separate Dining Room with Coffered Ceiling
9' Smooth Ceilings Throughout
Trey Ceiling in Master Suite
Walk-In Closet in Master Suite
Closet-Maid Wire Shelving in Closets and Pantry
Craftsman Trim Package
5-Panel Smooth Finish Interior Doors
White Wood or Wrought Iron Balusters with Oak Handrails on Staircase

Allowances

Lighting Fixtures: \$3,000
Tile: \$2,500

Kitchen

Shaker-Style Maple Cabinets
Granite Countertops
Tile Backsplash
Stainless Undermount Single Bowl Sink with Moen Brantford Faucet
Separate Pantry with Wire Shelving
Garbage Disposal
Ice Maker Connection

Appliances

GE Gas Range with 5 Burners and 2 Ovens
Zephyr Vent Hood – Choice of 3 Styles
GE Built-In Microwave
Bosch Dishwasher

Master Bath

Shaker-Style Maple Cabinets
Double Vanity with White Cultured Marble
Large Shower with Framed Glass Shower Door and Enclosure
Moen Chateau Chrome Fixtures
Glass, Stone, and Ceramic Tile Shower Surround
Separate Toilet Room

Secondary Baths

Double Vanity with Shaker-Style Maple Cabinet in Hall Bath
White Cultured Marble Countertop in Hall Bath
Glass, Stone, and Ceramic Tile Tub Surround in Hall Bath
Moen Chateau Chrome Fixtures
Kohler Archer Pedestal in Powder Room

Flooring

First Floor: Hardwoods
Staircase: Red Oak Stair Treads
Second Floor: 40 Oz. Carpet
Baths and Laundry Room: Tile

Exterior Details

1-Car Attached Garage with Insulated Steel Door, Opener, and 2 Remotes
Covered Front Porch
Craftsman Front Door
Aluminum Pre-Finished Seamless Gutters
Sidewalks and Streetlights
Professionally Designed and Installed Landscape

Construction Features

Architectural Roof Shingles
Fiber Cement Siding
House Wrap
Energy Star Insulated Low E Wood Tilt Windows
50 Gallon Electric Quick Recovery Hot Water Heater
High Efficiency Electric Heat Pump
14 SEER Air Conditioners

Warranty

Quality Builders Warranty: 1Yr Material/Labor, 2Yr Systems, 10Yr Structural
Roof Shingles: Lifetime
Cement Siding: 25 Years
Manufacturers' Warranties

Energy Savers

Low Flow Bath Fixtures
Duct Seal Blower Testing
Home Air Infiltration Testing
R-13 Wall Insulation
R-19 Floor Insulation
R-30 Ceiling Insulation
House Wrap – Energy Savings and Moisture Protection
Energy Star Programmable Thermostats
Level 3 Foam and Caulk

Technology & Security

Pre-Wired for Cable TV with RG-6 Quad Shielded Coax
Pre-Wired for Phone/Data with Cat5e Cable
Security System – 2 Keypads – Ready To Use
Smoke Detectors – Hardwired
CO2 Detectors – One on Each Floor
Deadbolt Locks on All Exterior Doors

Structural

Engineered Framing
Silent Floor Joist System