

# Walnut Floor Plan

## Standard Features

### Interior Details

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4 Bedrooms & 2.5 Bathrooms  
Separate Office 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  
9' Smooth Ceilings Throughout  
Trey Ceiling in Master Suite  
Large 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

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

### Kitchen

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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

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

### Master Bath

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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

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Shaker-Style Maple Cabinet in Hall Bath  
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

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First Floor: Hardwoods  
Staircase: Oak Stair Treads  
Second Floor: 40oz. Carpet  
Full Baths and Laundry Room: Ceramic Tile

### Exterior Details

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2-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

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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 Conditioner

### Warranty

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

### Energy Savers

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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

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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

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Engineered Framing  
Silent Floor Joist System



Builder reserves the right to make changes