



## Luxury Standard Features

### Energy Package

R-49 Attic blown in insulation  
 High foundation pours (8' 10")  
 R-21 Kraft faced batt insulation in all 2" x 6" exterior walls  
 Tyvek house wrap  
 2" x 6" Exterior Walls (per plan) R21 Kraft Faced Batt Insulation  
 2' x 4' Exterior Walls (per plan) 3" closed cell foam Insulation  
 Full Height R10 white vinyl basement blankets  
 30 year architectural shingles  
 Insulated exterior doors & windows  
 (2) 50 gallon fast recovery gas hot water heaters  
 Zoned heating and cooling  
 Energy efficient electric central air conditioning (13 SEER)  
 Clock thermostats  
 Low "E" high performance windows with grills & screens, Sandstone color exterior & white interior frames

### Kitchen and Breakfast Room

Kitchen Aid Stainless Steel appliances  
 36" Kitchen Aid Gas Dual Fuel Range & Oven  
 36" Kitchen Aid SS 400 CFM Hood  
 Built in microwave & 30" Convection oven  
 Energy saving dishwasher  
 Granite kitchen counter tops  
 Double bowl s/s kitchen sink with single stem washer-less faucet  
 42" Quality upgraded wood wall cabinets  
 Built in pantries per plan  
 Sound insulated disposal  
 Vaulted ceilings (per plan)  
 Refrigerator water line  
 Large Center Islands per plan  
 5 inch plank-factory finished Hardwood floors in kitchen, breakfast, hearth, laundry, and foyer and passage area at great room (per plan)

### Utility Room

Convenient first floor location  
 Closets where shown  
 Dryer and washer hook-ups (your choice gas or electric) vented to outside  
 Wall cabinets where shown  
 Laundry sink with cabinet  
 Hardwood flooring

### Living, Dining and Entertainment Areas

10" Ceiling throughout  
 Custom Bow Window in Great Room (per plans)  
 Fireplace in Hearth room (per plan)  
 Fireplace in Great room (per plan)  
 Two coats of paint on all interior walls and sand finish swirl ceilings  
 Vaulted ceilings (per plan)  
 Custom 3 1/4" door casings  
 Custom 5 1/4" base molding  
 Elegant 3 piece separated crown molding in great room and enclosed foyer (per plan)  
 Custom 2 5/8" chair rail in dining room  
 Sculptured Ceiling in Dining room with crown molding  
 8' SC Camian style interior doors throughout  
 Choice of premium carpeting with 1/2" pad

### Master Suite

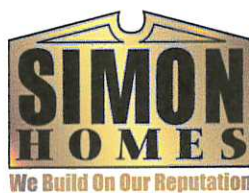
Upgraded master bath per plan  
 Bay Window per plan  
 Tray ceiling per plan  
 Spacious walk-in closet  
 Separate shower with ceramic tile surround  
 Free Standing Kohler Tub (per plan)  
 His and Her vanities with Granite Countertops  
 Adult Height Vanities  
 Convenient linen closet (per plan)  
 Luxury Ceramic Tile in Shower  
 Ceramic tile floors  
 Quality premium cabinetry  
 Custom Shelving Allowance

### Additional Quality Features

3-Car side entry garages  
 Minimum 10 ft. Ceilings throughout  
 8' SC Smooth Caiman paint grade interior doors  
 Hydro channel drain tile system with sump basket  
 Sodded yards (in disturbed areas)  
 Kohler designer oil rubbed bronze or brushed nickel faucets and fixtures  
 Kohler elongated toilets  
 Home Security System C4 security integration package  
 Rocker electrical switches  
 1 1/2" Water service  
 \$1,000 Patio allowance  
 3' Exposed Aggregate Old Monroe private sidewalks  
 Professional Termite Pre-treatment  
 Drywall fastened with screws and border nailed to minimize nail pops  
 Cat5 telephone outlets & TV jacks  
 C4 Processor (Smart house capability)  
 Copper wiring with 400 AMP service  
 2 Outside weatherproof receptacles  
 400 AMP electrical services  
 Kohler fixtures throughout excludes tubs  
 Premium carpeting  
 Premium Ceramic tile  
 Interconnected smoke detectors per plan  
 Asphalt Driveway and Turnaround pad  
 Two exterior freeze-proof hose bibs  
 Enclosed roof overhangs  
 Ground fault interrupters provided in all bathrooms, kitchen, and  
 Exterior outlets for your family's safety  
 Quality Builders Warranty  
 Hydro Channel interior Perimeter drainage system  
 Termite Protection  
 Brick and Stone Exteriors (per plan)  
 Hardie Board low maintenance siding (per plan)  
 Custom black ornamental iron mailboxes

### OPTIONAL FEATURES AVAILABLE UPON REQUEST

*(Contact Sales Manager for custom changes and pricing)*



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