

## Exterior Features

### Full Stucco

- Boxed columns with limestone stucco accents at front elevation
- Stucco trim style options: classic, craftsman, or modern
- Deco trim band at top and base of columns
- Trim around all windows & garage doors
- Headers, sill and apron at front windows (if applicable)
- Keystone accents at front elevation (if applicable)

### Garage doors

- Carriage or smooth style doors
- Optional decorative hardware
- Optional windows
- Vinyl backed, insulated & painted
- Openers installed with one key pad

### Roof

- 30-year architectural shingles

### Soffits

- Enclosed, vented & painted

### Windows

- Vinyl, low E argon filled
- White, clay, or tan color with optional grids at front elevation
- Bathroom windows and entry sidelites- granite, etched, or clear glass

### Exterior doors

- Entry – many options available
- Exterior doors - smooth fiberglass door

### Landscaping

- Front yard only
- Underground sprinklers and sod
- Curbing around flower beds
- Drip system in flower beds
- Basalt rock in flower beds
- 2 trees & 10 shrubs

### Concrete

- All concrete broom finished

### Decks

- Trex or equivalent
- Powder coated metal railing finish- brown or black
- Railing style- classic curved belly or modern straight

### Insulation

- Per current energy code standards
- All bathrooms and laundry rooms are insulated
- Garage- not insulated

## Interior Features

### Drywall

- Rounded or square sheetrock corners & edges
- Walls - orange peel texture
- Ceiling – orange peel or hand textured
- Garage textured & painted

### Interior Paint

- White ceilings
- Walls - one color
- Trim - semi-gloss enamel- shade of white
- Garage walls and ceiling- one color

### Exterior Paint

- Exterior trim, soffits and fascia- one color
- Exterior body and garage doors- one color
- Entry door color- one color

### Millwork

- Large 5 ¼" baseboard
- 3 ¼" casing
- Wood wrapped windows
- Architrave tops
- Crown molding in main areas and master
- Trim style options: classic or modern
- Entertainment style options: classic or modern
- Mud room bench style options: classic or modern
- Metal railing (if applicable) in 2 style options
- Paint grade closets with metal rods
- Double glass doors to office (if applicable)

### Cabinets

- Dove tail, soft close doors & drawers
- Raised or recessed door styles available
- Stacked and staggered 36" & 42" uppers
- Crown on upper cabinets with inlay options
- Bottom molding on upper cabinets

### Lighting

- Selections from KIE

### Electrical

- Recessed lighting
- Rocker switches
- Phone, cable, network lines in family, bedrooms & office
- Surround sound prewire
- Fan prewire
- Rope lighting

### HVAC

- Gas fireplace insert with blower
- High Efficiency Gas Furnace, Electric AC or Heat Pump
- Gas drop at patio for BBQ

### Plumbing

- Delta fixtures—Ashlyn, Linden, or Lahara
- Elongated toilets
- Undermount kitchen sink—8 options
- Oval or rectangle undermount sinks in bathrooms
- Drop-in soaker tub in master bathroom
- Tiled shower floor and walls in master bathroom
- Tankless water heater
- 2 hose bibs

### Shower Doors

- Frameless euro glass door in master (when applicable)
- Sliding shower door in bathrooms (when applicable)

### Mirrors

- Standard mirrors are the width of the cabinet and 42" high

### Flooring

- Engineered wood in kitchen, dining, and hallways
- Engineered wood or tile/mosaic at entry
- Porcelain tile floors in bathrooms and laundry
- Quartz countertops in kitchen
- Builder-grade granite countertops in bathrooms
- Full height kitchen backsplash w/ deco glass tile
- 6" Deco glass backsplash in master bath
- 6" Standard backsplash in bathrooms
- Tiled walls and floor in master shower
- Polyester or nylon carpet with 8lb carpet pad

### Appliances

- Whirlpool Stainless Steel
- Gas Cooktop
- Wall Oven and Microwave Combo
- Dishwasher

### Hardware

- 2 style options of entry door hardware
- 3 style options of interior door hardware
- Bronze, nickel, or chrome door hardware finish options
- Bronze, nickel or chrome bath hardware in 3 styles

### Warranty

- 2-10HBW