

INTERIOR CRAFTSMANSHIP

- 10 ft ceilings on first floor and dramatic vaults and plant ledges on 2nd floor
- Double box tray ceilings in master bedroom (per plan)
- Smooth ceilings all floors
- Two panel smooth interior doors
- Craftsman staircase with exposed lower steps and 8" box newel with diamond shaped wood pickets
- Foyer and Dining Room board and batten below two (2) piece chair rail
- Crown molding with beveled edge throughout
- Craftsman Columns (per plan)
- Authentic trimmed door casing and headers
- Exotic hardwood site finished floors in foyer, powder room, kitchen and breakfast rooms with choice of five (5) colors
- Direct vent gas fireplace with custom tile/brick hearth (stone optional)
- Copper Creek egg or colonial shaped door knobs with hardware in black or nickel satin finish
- Mohawk® carpet, Armstrong® vinyl in laundry
- Custom designed vinyl clad ventilated shelving in closets
- Laundry/Mud rooms (per plan)
- Attic storage (per plan)
- Fiberglass rear door with deadbolt
- Lighting package includes two (2) ceiling fans, sconces and choice of finish
- All bedrooms are wired and braced for ceiling fans
- Smoke detectors on each floor and bedrooms
- Duron® Historic Colors of America. Choice of designer selected colors
- Networking capabilities. High speed wiring network, including six (6) CAT5 phone lines, five (5) RG6 coaxial cable connections, pre-wired for security on first floor

BATHROOMS

- Cultured marble vanities in all bathrooms
- Tile floor master and guest bathroom and owner's shower
- Moen® Arts and Crafts Style fixtures
- Full vanity mirrors
- Elongated commodes in all bathrooms
- Powder Room features bead board trim below two (2) piece chair rail with custom medicine cabinet
- Kohler® pedestal sink in powder room
- 5' or 6' garden tub in owner's bathroom (per plan)
- Separate 48" shower with door in owner's bathroom (per plan)
- Enclosed water closet in Master Bath
- Exhaust fans in all commode areas

CUSTOM GOURMET KITCHEN

- AristoKraft® Cabinets in choice of finish and knobs with crown molding
- 36" or 42" Wall Cabinets
- Wood Cabinets cased VentaHood over cooktop vented to exterior
- Wine rack over refrigerator compartment
- Granite countertop with tile backsplash
- Island with shelf and cabinet storage plus room for bar stools, trimmed in bead board (per plan)
- Pantry with vinyl clad ventilated shelving (per plan)
- Butler's Pantry and desk/media center options (per plan)
- Recessed can lighting (per plan)

CUSTOM GOURMET KITCHEN *(continued)*

- Undermount Stainless steel kitchen sink with Moen® faucet and pull out sprayer
- Ice maker connections
- GE® Appliances
 - 30" deep recessed drop in gas cooktop
 - 30" super large self clean electric cabinet mounted oven
 - 1200 watt profile sensor microwave on custom cabinet shelf
 - Garbage Disposal

EXTERIOR CRAFTSMANSHIP

- Authentic craftsman period front porch stretching the entire width of home. Eight (8) feet deep using preserved wood products, structural posts, bead board ceiling with crown molding, tapered or round fiberglass low maintenance columns set on brick or optional stone, wired for ceiling fans (per plan)
- Custom Arts and Crafts Style 24" overhangs, board and batten accents (per plan)
- Craftsman Collection stainable hemlock/fir wood front door with simulated divided light glass
- Wood Windows, trimmed with 1X4 pvc with back band and simulated divided light patterns (per plan)
- Raised slab for increased curb appeal
- Covered breezeways and patios (per plan)
- Pre-Engineered floor truss (per plan)
- Arts and Crafts lighting
- Decorative mailbox
- Garage trimmed, painted and wired for opener
- Custom landscape design per homesite with hardwood trees, full sod and irrigation

QUALITY BEHIND THE CRAFTSMANSHIP

- HardiPlank fiber cement siding, Soffit and Corner trim resists termites, will not rot or deteriorate and is non-combustible
- Double Density Roof Sheathing for improved sound control
- Certainteed horizon roof system with 30 year limited transferable warranty
- Johns Mansville® insulation with R38 in attic (per plan)
- Dupont® Tyvek Homewrap is a protective layer that keeps out the wind and rain reducing your energy costs
- Advantec® sub flooring, superior design with 50 year limited warranty
- Factory built stairs, nailed and screwed as one unit, provide consistency and quality
- 50 gallon electric hot water heater with quick recovery
- 150 amp electrical service with copper wiring
- CPVC interior water lines
- Two (2) outdoor spigots
- Bora-Care® termite treatment, applied to wood infested soil, eliminated food source for termites
- Rudd® Achiever 90 Plus High Efficiency gas furnace with 12 SEER cooling systems. Two (2) separate systems, one for each floor, with (2) programmable thermostats