

STANDARD FEATURES

Misty Falls | Rachel Ridge Sutton Dale

KITCHEN FEATURES

- Gas Range with Exterior Vented Range Hood
- Built in Dishwasher
- Double-Bowl Porcelain Sink
- Hardwood Flooring (choice of color)
- Quality Oak or Birch Cabinets
- Formica Counter Tops, Granite Counter Tops on Select Homes
- Built-In Pantries with Wire Shelving (per plan)
- Spacious Windowed Breakfast Areas (per plan)

BATH FEATURES

- Private Bath in Master Bedroom with Whirlpool and Separate Shower
- Ceramic Wall and Floor Tile - see allowances
- Quality Oak Vanities
- Cultured Marble Counter Tops
- Moen Faucets
- Ground Fault Circuitry
- Exhaust
- Chrome Master Bath Shower Door

LAUNDRY & STORAGE FEATURES

- First Level Laundry Room (per plan)
- Dryer Vent and Gas Line
- Large Walk-In Closets (per plan)
- Linen Closets with Wire Shelving
- Concrete Crawl Space (per plan)
- Laundry Tub (per plan)

MECHANICAL FEATURES

- Gas Forced Air Furnace 80% Efficiency & Central Air Conditioning
- 75-Gallon Hot Water Heater
- 200 Amp Electric Service
- Copper Water Pipes
- Two Frost Proof Exterior Hose Bibbs
- Separate, Sealed Sanitary Pump and Sump Pump in Basement
- Weatherproof Exterior Outlets

INTERIOR FEATURES

- Hardwood Flooring in Foyer

- Oak Posts and Rails on Staircase
- Full basement (per plan)
- Family Room Masonry Fireplace with Gas Line
- Quality Oak Doors and Trim
- Wall to Wall Carpeting at \$12 per yard
- Smoke Detectors
- Door Bell Button and Chime
- Category 5 Cable
- Four Telephone Jacks & Four Cable Jacks
- Lighting Allowance (\$1,000, \$2,000 on select homes)
- Ceiling Openings with Wall Receptacle Provided in All Bedrooms
- (2) Garage Door Openers & (1) Keypad

EXTERIOR FEATURES

- Maintenance Free Aluminum Soffits, Gutters and Down Spouts
- Insulated Steel Entry Doors
- 1st Floor Brick Exterior
- 2nd Floor Wood Sided Exterior
- 3-Car Garage (per plan)
- Fire Tape Finish on Garage Drywall
- Concrete Driveway with Wire Mesh Stone Address Block
- Electrical Receptacles Provided for Exterior Lights at Doorways and Garage
- Electric Receptacles Provided for Garage Door Openers
- Final Grade Black Dirt · Public Walks
- Underground Utilities · Fully Improved Lot
- Municipal Water and Sewer

QUALITY CONSTRUCTION

- Oak Pro 30 Architectural 30 Year Roof Shingles over 15lb Felt Paper (choice of color)
- Damp Proofed Foundations
- Cladded Casement Thermopane Double Glazed Windows with Screens
- 5/8" Celotex Wall Insulation Throughout the House
- Nu Wool Cellulose Insulation Effective R-17 Walls and R-38 Ceiling
- Tyvek, or Equivalent, Insulating Paper Throughout the House & Garage
- 1" Insulated Glass Wood Patio Door with Screen
- Steel Insulated Garage Doors

