

BASE HOUSE INCLUDED FEATURES



Flooring	Color Selection Available	Upgrade Available
Level 1 Hardsurface Flooring Throughout First Floor Common Areas		
Level 2 Porcelain Tile in Master Bathroom Floor		
Luxury Vinyl Tile in Secondary Bathroom Floors and Laundry		
Carpet in All Bedrooms and Second Floor		
Carpet on Stairs		
Engineered I-Joist Floor System		
AdvanTech® ¾" Subfloor w/ tetraGRIP® Fasteners		

Cabinetry	Color Selection Available	Upgrade Available
Merillat Classic® Collection Cabinetry Throughout Kitchen and Bathrooms		
Solid Hardwood Construction w/ Paint and Stain Finish Options		
Soft Close Doors and Drawers		
Trash / Recycling Pull Out Drawer in Kitchen		
Custom Door and Drawer Hardware		
Corbels for Island Countertop Overhang		

Countertops	Color Selection Available	Upgrade Available
Level 2 Quartz Countertops in Kitchen		
Level 1 Granite Countertops in Bathrooms		
White Square Undermount Porcelain Sinks in Bathrooms		
Stainless Steel Single-Bowl Undermount Sink in Kitchen		

Appliances	Color Selection Available	Upgrade Available
Whirlpool® Electric Stainless Steel Range (Model # WFE525S0JZ)		
Whirlpool® Stainless Steel Dishwasher (Model # WDP540HAMZ)		
Whirlpool® Vented OTR Stainless Steel Microwave (Model # WMH31017HS)		

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Interior Trim	Color Selection Available	Upgrade Available
5-Panel Hollow Core Interior Doors		
Satin Nickel Knobs and Hinges		
5" Cove Crown Molding in First Floor Common Areas and Master Suite		
7 1/4" Baseboard with Shoe Mould		
1x4 Window and Door Surrounds w/ 5/4x6 Header		
JWY Standard Mudbench w/ Hooks		
Craftsman Fireplace Mantle Surround		

Paint	Color Selection Available	Upgrade Available
Exterior Sherwin Williams Super Paint®		
Interior Sherwin Williams Promar 200®		
Stain Grade Fir Front Door		
Flat Interior Walls and Ceiling		
Semi-Gloss Interior Trim and Doors		

Tile	Color Selection Available	Upgrade Available
Level 1 Tile Backsplash in Kitchen		
Level 1 Tile Surround in Master Shower		
Level 1 Tile Surround on Fireplace and Hearth		

Plumbing	Color Selection Available	Upgrade Available
Level 1 Satin Nickel Peerless® Fixtures		
Single Handle Pull Down Kitchen Faucet		
Acrylic Shower Pan w/ Tile Surround in Master Shower		
Framed Master Shower Glass Enclosure		
72" Garden Tub Insert in Master Bathroom		
Fiberglass Tub/Shower Combo in Secondary Baths		
Standard Elongated Toilets		
Properly Sized Electric Water Heater		
2 Exterior Hose Bibs		

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Electric

Color Selection Available

Upgrade Available

200 AMP Service		
Whole House Surge Protector		
220V Car Charger in Garage		
Designer Silver House Package		
Level 1 Chandelier in Dining		
Level 1 Pendants over Kitchen Island		
Recessed LED Puck Lighting		
Prewired CAT5 and COAX in All Bedrooms and Living		
Smoke/Carbon Detector Locations Per Code		
2 LED Flood Lights		

Exterior

Color Selection Available

Upgrade Available

Full James Hardi® Fiber Cement Siding and Trim		
Lindsay® Low-e Vinyl Windows		
30 YR. Architectural Shingles		
Exposed Fastener Metal Roof (if applicable)		
6" K-Style Gutters w/ Round Downspout		
Beaded Plywood w/ Crown Moulding Under Covered Porches		
Pressure Treated Decks and Exterior Wood Details (if applicable)		
75' of poured concrete driveway		
Landscaping Package inclusive of sod, mixed plantings, and pinestraw beds		
1 Year Termite Bond w/ Sentricon® System		
Stamped Steel Garage Door w/ Accent Hardware and Garage Door Opener		

Insulation & Energy Efficiency

Color Selection Available

Upgrade Available

14 SEER Carrier Electric Heat Pump HVAC		
Energy Efficient Electric Water Heater		
Tech Shield Radiant Barrier in Roof Decking		
Advanced Framing Techniques for Improved Insulation and Air Sealing		
R-38 Blown Insulation in Attic		
R-19 Batt Insulation in Knee Walls		
R-13 Batt Insulation in Exterior Walls		
Air Sealing Package on Bottom Plate and Exterior Penetrations		