

THE ESTATE PORTFOLIO

Included features

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GOURMET KITCHEN

Kitchen appliances:

- GE Profile 36" stainless steel electric cooktop with downdraft.
- GE Profile stainless steel self-cleaning double wall ovens.
- GE Profile built-in microwave and trim kit.
- GE stainless steel dishwasher.
- Manufacturer's two-year extended warranty on all GE appliances.
- Waterline for refrigerator ice maker.
- Insinkerator sound-insulated food waste disposer.
- Kohler undermount double-bowl stainless steel sink with Kohler Coralais polished chrome pullout faucet & two soap dispensers.
- Granite countertops with a generous array of color options throughout kitchen.
- Multiple-height wall cabinetry with crown molding and decorative light rail lighting per final layout and design.
- Butler's Pantry wall and base cabinetry with generous selection of granite tops in the Willow, Saratoga, Greenbriar and Pendleton.
- Undercabinet lighting at the kitchen and butler's pantry, per final layout and design.
- Spacious pantry with tight-mesh shelving.

LUXURIOUS MASTER BATH SUITE

- Spacious master bath with separate shower and Kohler Proflex 72"x42"x19-3/4" oval soaking tub, both with ceramic tile surrounds. Soap/shampoo shelf in master shower.
- Separate his and her lavatories with integral cultured-marble vanity tops and bowls.
- Kohler Devonshire polished chrome widespread faucets with levers.

- Kohler Devonshire elongated water closet and seat with polished chrome trip lever.
- 42" tall plate glass mirrors over vanities.
- One bath towel bar, two hand towel bars/rings and one toilet paper dispenser from the Kohler Devonshire collection.
- Expansive picture window.
- Spacious walk-around-in master closet.
- Ventilated wire shelf systems with open slide shelving, a generous amount of double-hanging and a five-shelf storage area.

POWDER ROOM

- Kohler Archer pedestal lavatory with Kohler Devonshire polished chrome widespread faucet with levers.
- Kohler Archer elongated water closet and seat with polished chrome trip lever.
- One hand towel bar/ring and one toilet paper dispenser from the Kohler Devonshire collection.

SECONDARY BATHS

- Cultured marble vanity tops with integral bowls and Kohler Coralais polished chrome single-control center-set faucets with lever.
- Kohler Wellworth elongated water closet and seat with polished chrome trip lever.
- Steel tubs with slip-resistant surface and cultured marble surround with soap/shampoo shelf.
- One bath towel bar, one hand towel bar/ring per lavatory and one toilet paper dispenser from the Kohler Coralais collection.



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GRACIOUS INTERIOR ASPECTS

Cabinetry:

- Premium wood cabinetry with dovetail drawer construction with undermount glides and soft-close throughout home. Generous selection includes maple, oak, birch and beech standard overlay doors in flat and raised panel styles in a variety of popular wood finishes.
- Cabinetry in kitchen and master bath also includes cherry wood selections and additional oak and maple door styles.
- Generous selection of door and drawer hardware.

Ceilings:

- Willow
 - 9' first floor & 11' in foyer, dining room & great room
- Durham
 - 9' first floor & 11' in great room
- Saratoga
 - 9' first floor & 8' second floor
 - 2-story great room (varies with optional 2nd floors)
 - French coffer (flat vault) in optional study
- Greenbriar
 - 9' first floor & 8' second floor
 - 11' in study
- Pendleton
 - 10' first floor & 9' second floor
 - 11' in great room & 12' in study

Flooring:

- Estate strip hardwood flooring in foyers, powder rooms, kitchens and breakfast rooms.
- Cabin Craft Renegade 32 oz. wall-to-wall carpeting with stain protection by Shaw over 1/2" 6 lb. carpet pad throughout carpeted areas.
- Luxurious selection of ceramic tile flooring throughout master bath, secondary baths and laundry room.

Millwork & Paint:

- Crafted wood staircases, colonial wood railings, taper top balusters, volutes/newels and starter step, as specified.
- Primed and painted 5-1/2" baseboard on main floor, 4-1/4" baseboard on second floor and 3-1/4" door and window casing throughout.
- Primed and painted 5-1/4" 1-piece crown mold in foyer and dining room and 2-piece crown mold in great room.
- Masonite two-panel (segment arch upper panel) Caiman doors with knob hardware in your choice of brushed nickel or oil-rubbed bronze finish.
- Wood window sills and aprons.
- Smooth finish walls and sand-finish ceilings.
- Interior latex wall and trim paint from PPG Porter Paints.

Other:

- Wood-burning or direct vent fireplace (as specified) with masonry, marble or tile hearth and surround and choice of mantel.
- Pre-wiring for ceiling lights in all bedrooms.
- Low voltage convenience wiring package includes 4 telephone outlets with high-speed Category-5 wiring and 4 television outlets with pre-wiring for antenna, digital satellite system and cable television.
- Copper water distribution pipes.
- Copper circuit wiring.
- Smoke detectors.
- \$2,500 Allowance at Metro Lighting for electrical fixtures and powder room mirror.
- Convenient first floor laundry and choice of gas or 220-volt electric outlet for dryer
- Base cabinetry with generous selection of laminate



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tops, drop-in utility sink with Kohler Coralais faucet and hose-spray and a ventilated wire shelf in laundry room.

- Sub-floor System featuring TJI Silent Floor System® engineered wood floor trusses and Durastrand flooring, an APA-rated Sturd-I-Floor® product with enhanced physical properties that reduce edge swell and increase dimensional stability.

EXTERIOR AMENITIES

Primary & Secondary Moisture Barrier:

- Architectural shingles over felt on all roofs & raised-seam copper on all bay windows and feature roofs. Copper flashing, well-planned applications of ice and water shield and sheet metal pans, and our rigorous roof inspection combine to protect the structure of your home.
- Low-maintenance James Hardie cementitious siding over Tyvek home wrap.
- Tyvek Flex Wrap and Protecto Wrap building tape installed over wood sills and around windows, doors and louvers offer superior protection against air infiltration and shed moisture away from the home.
- Low-maintenance Miratec exterior trim resistant to moisture, insects, mildew, and expansion and contraction used on front corner boards, select front window trim, field-built shutters, frieze boards and porch beam covers.
- Low-maintenance Miratec gutter boards and show rafters with hard vented soffits.
- Pre-finished aluminum gutters and downspouts.
- Carefully-engineered top-of-foundation elevations provide excellent drainage away from the foundation and proper management of storm water run-off.
- PolyCoat Waterproofing System with a 10-Year Warranty combined with an Interior and Exterior Drain Tile System with Sump Pit and Pump.

Other:

- Handsome Schlage brushed nickel or oil-rubbed bronze handle lockset with deadbolt on front door.
- Vinyl-clad wood gliding patio doors with low-e glass and grilles and/or vinyl-clad swing patio doors with low-e glass, grilles and three-point locking system.
- Vinyl paneled and louvered shutters, as shown on plans.
- Primer plus two coats of paint on exterior trim.
- OSB wood wall sheathing on all exterior walls.
- Garage door opener on all doors.
- Two freeze-proof exterior hose bibs.
- Fully sodded yards, up to 11,000 s.f. of sod.
- Concrete driveway, up to 1,200 s.f.
- Professional termite treatment.
- Brick quoins on the Durham - French Provincial elevation.

ENERGY CONSERVATION FEATURES

- R-15 wall batt insulation & R-38 ceiling insulation combine to reduce the loss of energy, add to your comfort and save you money.
- Fiberglass bandboard and sill insulation.
- High-quality exterior clad wood windows by Pella, Marvin or approved equal with low-e glazing throughout and muntins on all elevations, as specified.
- Thermal-insulated fiberglass front entry door system with weatherstripping and adjustable threshold.
- Outside air intakes on all wood-burning or direct-vent fireplaces.
- 80% Efficient gas forced-air furnace.
- Humidifier on the primary HVAC system.



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- 13 SEER central air conditioning.
- Programmable clock thermostats.
- Zoned heating and cooling systems in the Durham, Saratoga, Greenbriar and Pendleton.
- Two 50-Gallon water heaters with rapid recovery.
- 200-Amp electrical service panel in the Willow, Durham and standard Saratoga.
- 400-Amp electrical service panel in the Saratoga with optional floorplans, Greenbriar and Pendleton.



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optional features to customize your home

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- Customize your home in accordance with your specific needs and taste.
- Green construction materials and techniques.

INTERIOR

- Cabinetry offers a variety of additional hardwoods, door designs, semi-full and full overlay door styles, finishes, glazes, glazing, muntins, interior finishes and accessories to truly customize your kitchen, bath, bookcase or entertainment center affordably.
- Optional designed butler's pantry base cabinetry with generous selection of granite tops, optional entertainment sinks and optional wall cabinetry with crown molding are available in the Durham, Saratoga and Greenbriar. Optional designed wall cabinetry is available in the Pendleton.
- Solid surface, natural stone or granite counter tops with or without undermount sinks with a variety of edge treatments.
- Kitchen appliance upgrades, including semi built-in refrigerators.
- Tray ceilings in the dining room with or without crown molding.
- 13' tray ceiling in the great room of the Durham.
- French vault in the sunroom, breakfast room and outdoor living area of the Durham.
- Tray or coffer ceiling in the master bedroom of the Willow, Durham, Saratoga, Greenbriar (without Bonus Room option) and Pendleton.
- Partial vault ceiling in the master bath of the Greenbriar.
- 8' tall interior doors available in homes with 10' ceilings
- Pre-planned lower level finishes including recreation rooms, media rooms, bedrooms, exercise rooms, wet bars, fireplaces, and bathrooms.
- Additional fireplaces.
- Laminate closet and garage storage systems.
- Add millwork elegance with crown molds, plant molds and cased openings.

- Built-in bookcases.
- Glass doors and gas logs for fireplaces.
- Whirlpool or Bubble Massage tub.
- Ceiling fans and ceiling light wiring.
- High-efficiency HVAC or Geothermal systems.
- Home sound systems.
- Security system.
- Lower level bath and wet bar rough ins.
- Beam® Central Vacuum.
- 8'-10" Foundation pour.
- Laundry equipment.

EXTERIOR

- Transom windows shown on side and rear elevations.
- Additional windows.
- Starter skirt boards and water table on siding elevations.
- Box bay windows on the Willow - American Country & Tudor; Durham - French Revival & European Traditional; Saratoga - Arts & Crafts, Colonial Revival and European Traditional.
- Dormer windows, per plan.
- Functional dormer windows, per plan.
- Glass panels in front entry doors.
- Glass panels in garage doors.
- Concrete patio with a variety of finish options.
- Sun deck.
- Screened-in porch.
- Lawn irrigation system.

In addition to the standard options listed, you can also add custom options to suit your taste. Ask for more details.

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