

## Included features

### GOURMET KITCHEN

Luxury kitchen appliances:

- Thermador stainless steel 36" five-burner gas cooktop.
- Thermador stainless steel 30" double wall ovens.
- Thermador stainless steel built-in MicroDrawer microwave oven.
- Thermador stainless steel dishwasher
- 36" chimney style stainless steel 600 CFM hood.
- Sub-Zero 42" French door refrigerator.
- U-Line undercounter beverage center - stainless steel with glass at Butler's Pantry.
- Kohler Strive 32"x18-5/16"x9-5/16" Smart Divide undermount large/medium double-bowl kitchen sink with basin rack and drying bridge.
- Kohler Bellera polished chrome kitchen sink faucet with pulldown 16-3/4" spout and right-hand lever handle, DockNetik magnetic docking system and a 3-function sprayhead featuring Sweep spray.
- Insinkerator sound-insulated food waste disposer.
- Transitional design polished chrome soap/lotion dispenser.
- Custom Dynasty Cabinetry by Omega: High quality 3/4" solid wood face frame; 1/2" plywood sides; 3/4" furniture board laminated with melamine shelves; 5/8" closed grain wood drawer construction with dovetail joints and full-extension undermount self-closing guides. Features include up to Level 3 doors and 5-piece flat drawer fronts 42" wall cabinetry, decorative crown and lighting rail mouldings, door panel backs and ends, trash can pullout and a wall cabinet with finished interior and a pair of glass doors at Butler's Pantry. Island has furniture base on three sides.
- 3 cm Caesarstone Quartz countertops in kitchen, butler's pantry and communication center: Beautiful and one of the hardest solid surfaces available; resistant to stains, knicks, scratches and acid damage.
- Butler's Pantry also includes Kohler undermount Vault sink and Hans Grohe bar faucet.
- Kitchen and Butler's Pantry backsplashes from countertop to wall cabinetry constructed with designer selection of 3"x6" tiles, brick set, from Retroclassique by Florida Tiles, Profiles and Profiles Bevel by American Olean and Soho by Anatolia.
- Wired for undercabinet lighting at kitchen and butler's pantry, per final layout and design.

### LUXURIOUS MASTER BATH SUITE

- 2 cm natural marble vanity tops with rectangular Ladena 20-7/8"x14-3/8"x8-1/8" undermount bathroom sink in white. Kohler Devonshire widespread sink faucet with lever handles on Dynasty Bath Vanity Cabinets by Omega.
- Kohler Sunstruck 66"x36" oval freestanding white soaking tub with straight shroud and center drain and Devonshire deck/rim-mount bath faucet trim for highflow valve with 9" non-diverter polished chrome spout and lever handles.

- Custom shower with Atlas Concorde Marvel Mosaic Porcelain Tile Floor, 12"x24" Polished Porcelain Tile Walls with wide selection of tiles for a vertical or horizontal accent and a Nobel tiled built-in shampoo niche. Showering fixtures include a Devonshire Rite-Temp pressure-balancing shower faucet with lever handle, Bancroft 2.5 gpm multifunction handshower on bracket with a DevonMastershower 60" metal shower hose controlled by Devonshire valve trim for 3-way transfer valve with lever handle. Entry over a stone threshold is accomplished with a 3/8" glass swing door in glass wall. Fixtures and metal are polished chrome.
- Highline Classic Comfort Height two-piece elongated 1.28 gpf toilet with Five flush technology and left-hand trip lever with a Cachet Quiet-Close with Grip-Tight elongated toilet seat.
- Polished chrome Kohler Devonshire bath accessories, including toilet tissue holder, towel rings or hand towel bar and bath towel bar
- Atlas Concorde 12"x24" honed porcelain tile laid in brick, 1/3 or straight pattern on the floor.
- 48" tall expansive plate glass mirrors with cutout for light fixtures over vanities.

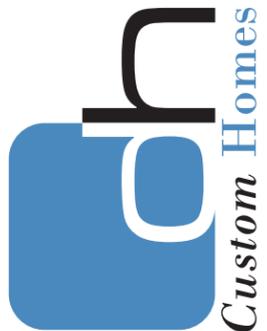
### POWDER ROOM

- 2 cm Carrara marble vanity tops with oval undermount bathroom sink in obsidian or white. Devonshire widespread bathroom sink faucet with lever handles on furniture vanity of the Framingham Collection by Fairmount designs.
- Kohler Archer Comfort height two-piece elongated 1.28 gpf toilet with AquaPiston flush technology.
- Kohler Alteo towel ring.
- Kohler Alteo pivoting toilet tissue holder.

### SECONDARY BATHS

- 3 cm granite vanity tops with Kohler Caxton 17"x14" undermount white bathroom sink with Alteo polished chrome center-set sink faucets with two lever handles on Echo Bath Vanity Cabinet by Kemper.
- Kohler Wellworth Classic two-piece elongated 1.28 gpf with Class Five flush technology and polished chrome left-hand trip lever with Cachet Quick-Release with Grip-Tight elongated seat .
- Steel bathtubs with slip-resistant surface, Anatolia Soho 4"x16" ceramic tile, brickset or 1/3 set, bath surround with white Questech 8" corner shampoo shelf and separate wall soap holder. Tub and shower faucet is Kohler Alteo bath and shower trim.
- Polished chrome Kohler Alteo bath accessories including toilet tissue holder, towel rings or hand towel bar and a bath towel bar.
- Marazzi 12"x24" Silk Ceramic Tile laid in brick set on the floor.

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## Included features

### GRACIOUS INTERIOR ASPECTS

#### Ceiling Features:

- General
  - 8'-10" foundation permits up to 8'-7" ceiling height in lower level
  - Tray ceiling with crown mould in Dining Rooms
  - 2-story ceiling height in foyers
- Taylor Home Design
  - 10' main floor & 9' second floor
  - Coffered ceiling in Master Bedroom
  - 11'-3" in great room
  - 12' in study
- Kirkwood Home Design
  - 9' main floor & second floor
  - 12' in great room

#### Flooring:

- 3/4" x 3-1/4" T&G select red oak plank flooring, job-finished, in foyer, first and second floor galleries, great room, powder room, dining room, music room, kitchen, breakfast room and study, if applicable.
- Carpeting over 8 lb pad in bedrooms, closets and bonus rooms.
  - Master bedroom: Tuftex Katniss Cut & Loop patterned carpet featuring 100% Stainmaster Superia SD fiber.
  - Secondary bedrooms and bonus rooms: Tuftex Fido cut pile carpeting featuring 100% Stainmaster Superia SD fiber.
- Ceramic tile flooring in bedroom baths, laundries and mud rooms. See room descriptions for specifics.

#### Millwork, Custom Built-ins & Paint:

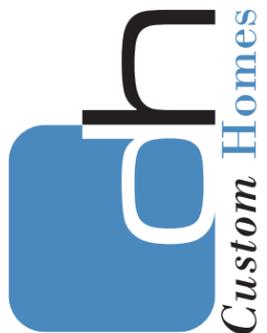
- Select red oak staircase skillfully crafted with colonial over-the-post railing, newel posts & stair treads; poplar skirtboards & aprons and iron balusters from lower level to second floor.
- Painted millwork, mouldings and built-in bookcases:
  - Traditional 7-1/4" baseboards on main floor and 5-1/4" baseboard on second floor.
  - Traditional 3-1/4" casing on doors, windows & selected openings.
  - Window sills and aprons.
  - 7-1/4" single-piece crown moulding in foyer, first floor gallery, master bedroom vestibule, powder room, master bedroom, study of Taylor and music room of Kirkwood.
  - Two-piece crown moulding in great room with a 7-1/4" crown mould and 2-5/8" panel mould.
  - 5-1/4" single-piece crown moulding at perimeter of dining room.
  - Chair rail and wainscot with panel moulding in dining room, music room and study.
  - Cased openings in foyer, gallery, dining room and study.
  - Custom bookcases flanking the fireplace in great room.
  - Custom wall of bookcases in the study of the Taylor home design.

- Barrel vault opening with casing blocks, casing and panel moulds between foyer and gallery in Taylor home design.
- Two-panel interior doors with choice of brushed nickel or oil rubbed bronze hardware. See plans for door sizes.
- Cubbies including bench with open shoe storage, beadboard back, coat hooks, overhead open storage and shelf in mud room and entry.
- Custom Express laminate storage systems, per plans:
  - Planning centers with knee spaces, expansive formica work surfaces and storage in the mud room / first floor laundry of Taylor home design and office of Kirkwood home design.
  - Cabinetry, countertops and storage in the laundry rooms. Cabinetry in laundry rooms includes raised panel foil doors, crown moulding and formica work surfaces.
  - Shelves, towers, drawers and jewelry tray in master closets.
  - Shelves and convenient pullout baskets in pantry.
- Smooth finish walls and sand-swirl ceilings. Walls finished with two coats of Porter's PPG Latex Silken Touch flat wall paint.
- Millwork, mouldings, doors and built-ins finished with Porter's PPG latex semi-gloss trim paint.

#### Other:

- TJI Silent Floor System with engineered wood trusses and Edge Gold flooring, an APA-Rated Sturd-I-Floor product with enhanced physical properties that reduce edge swell and increase dimensional stability.
- HEAT & GLO 6000 CL Gas Direct Vent Fireplace featuring bold fires, high efficiency performance, LED accent lighting and wireless control of flame and fan. Hearth and surrounds include a selection of marble and painted traditional wood surround mantels.
- Wired Home Network & Flat Panel TV rough-in maintains wireless signal strength for personal wireless devices:
  - 2 Cat 6 telephone jacks
  - 3 Cat 6 data cables for future wireless access points
  - 6 single gang junction boxes wired with one RG-6 Coax connection and two RJ-45 connections at desired television locations, includes:
    - 1 flat panel television wiring in great room with 1 4K rated HDMI cable and 1 Cat 6 control wire for remote equipment.
    - 1 RG-6 Coax Cable run from panel to attic for future antenna.
  - Capabilities:
    - Cable TV or Satellite TV ready
    - Traditional land-telephone line ready
    - Smart TV ready
    - Stream TV ready
    - Roughed-in for local HDTV
    - Roughed-in for Centralized TV distribution

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## Included features

- Eight Zone Home Security System by Napco including panel, keypad, exterior door contacts, 3 motion sensors, siren, battery back-up, 1 RJ31X jack for monitoring and full installation and explanation.
- Copper water pipes & fittings installed by plumbers provide reliable and safe water distribution.
- Home is hardwired with battery back-up for interconnected smoke detectors and a carbon monoxide detector.
- Convenient first floor and second floor laundry rooms with choice of gas or electric dryer service. Laundries include laminate base and wall cabinetry and countertops with Kohler Vault 25"x22"x9-5/16" top-mount medium single-bowl kitchen sink with single faucet hold and Simplice single-hole kitchen sink faucet with 16-5/8" pull-down spout, DockNetik magnetic docking system and a 3-function sprayhead featuring Sweep spray.
- Recessed lighting cans and wiring included over master bath tub, master shower and accenting wall above fireplace. Trim rings provided by owner.
- Twenty-two additional recessed cans and five rocker panel switches are available for owner's discretionary use throughout the home. Trim rings provided by owner. Planning, placement and lighting design provided by Metro Lighting.
- Listed Sale Price includes up to \$5,000 of lighting fixtures and electrical devices, provided as an allowance, at Metro Lighting. Professional and qualified lighting designers work with DH clients to ensure the highest quality of lighting distribution and ambiance.

### LOWER LEVEL AMENITIES

- High Foundation Pour with egress window well. Allows 8'-7" ceiling height.
- Stair to finished lower level landing with basement entry door.
- Rough-in plumbing for a full bathroom.
- Lower level lights controlled by a switch located in lower level landing.
- Egress window and accessible window well on in-grade homesites.
- All plumbing valves, wiring and circuit breakers are clearly identified for owner's convenient reference.
- All low voltage wiring including telephone, data, tv cable distribution, tv antenna wiring, security and optional audio wiring clearly identified and mounted on a panel for convenient access.
- Single full-glass lite 3068 insulated door or 6068 gliding patio door, one 3060 window, and a framed 2x6 walkout wall, insulated, electrically roughed-in, drywalled and fire-taped when walkout option is purchased. See sales representative for optional walkout pricing.
- Standard and custom design recommendations of lower level finishes, including recreation rooms, fireplace, wet bar, exercise room, bedrooms, full bath, half bath and media rooms. See sales representative for optional lower level pricing.

### EXTERIOR AMENITIES

- Architectural roof shingles installed in accordance with manufacturer's recommendations, inspected by DH Custom Homes.
- Beautiful, low-maintenance James Hardie siding products installed in accordance with manufacturer's recommendations.
- Pella 250 Series windows with Low-e insulated glass with argon provide balanced insulation for cold winter and hot summers. 7/8" Simulated-Divided-Light grilles provide the historic look of window panes inside and out. Jamb liners provide beautiful window returns and a base for traditional window casing and sills with aprons on the interior.
- Pella 450 Series sliding and hinged patio doors with Endura Clad exteriors, Low-e insulating glass with argon and 7/8" simulated-divided-light grilles, In-view screen, multi-point locking system on hinged doors and a single-point locking system on sliding doors.
- Elegant Marfl Mahogany Arched 8' tall entry doors featuring true divided lites with clear beveled insulated glass, a pair of Schlage handlesets and a thumb turn deadbolt in brushed nickel or oil-rubbed bronze finish.
- Delden Ovation Plus premium low-maintenance, embossed-panel 8' tall insulated garage doors with Lift-Master smart, quiet and energy-efficient 1/2 horsepower belt-driven garage door openers.
- Secondary moisture protection inclusive of felt, ice and water shield, metal roof pans, Tyvek house wrap, Tyvek Flex wrap, Protecto tape and flashing expertly installed over framing and around windows and doors offers superior protection against air infiltration and sheds moisture away from the home's structure.
- Miratec, resistant to moisture, insects, mildew and expansion and contraction, provides years of low-maintenance beautiful exterior trim work.
- Vinyl-paneled or louvered shutters, as shown on plans.
- Pre-finished 6" aluminum gutters and 4" downspouts provide efficient collection and distribution of stormwater runoff.
- Home placement and site grading are carefully engineered to provide excellent stormwater management and protection of your investment in the home and exterior amenities.
- PolyCoat Waterproofing System combined with interior and exterior draitile system, sump pit and pump includes a 10-year Dry Basement Warranty.
- Two frost-proof hose bibs.
- Concrete driveways, turnaround pads and privacy walk with picture-framed swirl mag finish combine beauty and function.
- Concrete porches and sills with steel-troweled finish.
- 320 square feet of concrete patio with a soft-broom finish.

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# *Manor Portfolio*

## *Included features*

- Listed Sale Price includes up to \$3,500 of professional landscaping for the home, provided as an allowance with The Landscaping Pros.
- Fully-sodded yards.
- 4" tall address numbers visible to street placed in accordance with Owner's preference.
- Professional Subterranean Termite Treatment Certificate includes a one-year warranty with up to \$250,000 repair reimbursement due to subterranean termite damage. Certificate is renewable annually by Owner for up to 20 years.

### ENERGY CONSERVATION FEATURES

- Energy Star Qualified Dishwasher.
- R-19 Kraft Faced wall batt insulation & R-38 blown-in ceiling insulation.
- Low-e argon-filled insulated windows.
- Programmable 80% efficient gas zoned heating and cooling systems with a 13 SEER rating.
- Humidifier on primary HVAC system.
- Two 50-gallon rapid recovery gas water heaters.

## *Optional features to further personalize your home*

### 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.
- Solid surface, natural stone or granite counter tops with or without undermount sinks with a variety of edge treatments.
- Kitchen appliance upgrades.
- 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. Some already included.
- Add millwork elegance with crown molds, panel moulds and cased openings. Some already included.
- Lower level bath and wet bar rough ins.
- Beam® Central Vacuum.
- Laundry equipment.

### EXTERIOR

- Transom windows, other than as shown on plans.

- Additional windows.
- Glass panels in garage doors.
- Carriage style garage doors.
- Concrete patio with a variety of finish options. Some already included.
- Sun deck.
- Screened-in porch.
- In-ground lawn and bed irrigation systems with optional convenience features.

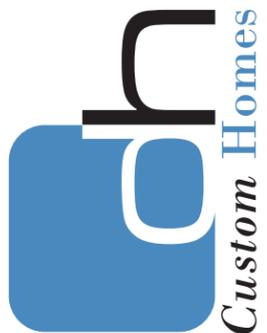
In addition to the standard options listed, you can also add custom options to suit your taste. Ask for more details.



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