



INCLUDED FEATURES 111 Halifax Road

EXTERIOR:

Concrete monoslab foundation with rebar-reinforced footings
Certainteed Mainstreet vinyl siding
Certainteed 30yr architectural shingle roof
5" aluminum gutters + downspouts
Vinyl low-E single-hung insulated windows
Oversized patio in rear
Fescue seeded front and back yard

CONSTRUCTION SPEC:

High-quality SPF lumber construction
Huge attic storage space - near whole length of house
R-38 ceiling insulation, R-15 wall insulation, R-10 slab insulation
Electric Trane heat pump and air handler (air handler in attic)
Programmable thermostat
50 gallon Bradford White electric water heater
240V outlet by driveway for power tools or EV charger-ready
Solar-ready conduit from electrical panel up to attic

KITCHEN:

J&K solid wood shaker cabinets
Soft-close cabinet doors and drawers
42" upper cabinets
Granite countertops
3"x12" ceramic tile backsplash
Samsung Stainless Steel appliances
Single bowl deep Stainless Steel sink
Moen Gibson pull-down faucet

INTERIOR GENERAL:

9' ceilings throughout
MSI 20-mil Luxury Vinyl Plank flooring throughout living area + baths
8lb extra-padded carpet in bedrooms
6" straight Craftsman-style MDF baseboards
4" straight Craftsman-style real pine casing on windows and doors
3-panel Craftsman-style interior hollow-core doors
Wood shelving in primary closet, laundry room and linen closet
Wire shelving in secondary bedroom closets and laundry room
Sherwin Williams upgraded series paint
Ceiling fans in all bedrooms and living room

BATHROOMS:

Comfort height commodes in all baths
Fiberglass surround tubs and showers
J&K solid wood cabinets
Soft-close cabinet doors and drawers
Quartz countertops
MSI 20-mil Luxury Vinyl Plank flooring
Moen Gibson series faucets + fixtures

FINISHES & COLORS:

Siding: Harvard Slate
Roof: Moire Black
Windows: White
Gutters: White
Front Door: Waterscape (Sherwin Williams #6470)
Kitchen Cabinets: White w/ Castle Grey Island
Kitchen Counters: Luna Pearl Granite

Backsplash: 3x12 White Subway Tile, Stacked Vertical Pattern
Bathroom Cabinets: White
Bathroom Counters: Pure White Quartz
Carpet: Light gray
LVP Floors: Akadia Hickory 20mil by MSI Flooring
Wall Color: Alabaster (Sherwin Williams #7008)
Trim and Ceiling Paint: Extra White (Sherwin Williams #7006)
Hardware/Lighting/Plumbing Fixtures: Black

