



STANDARD FEATURES SHEET

Exterior

- Vinyl Siding
- Brick foundation
- Encapsulated/sealed crawl space
- 30-year architectural shingles
- YKK single-hung white windows
- Solid wood or Fiberglass front entry door
- Fiberglass rear door
- Shaker-style garage door (non-insulated)
- Seamless gutters (black or white)
- Concrete apron (12 ft.) at garage and concrete sidewalk to front door
- Gravel Driveway
- Front landscape package with mulch
- Seeded and strawed yard areas
- Private well & septic system

Interior

- 9' ceilings
- Luxury Vinyl Plank flooring in main areas & bedrooms
- Tile flooring or LVP in bathrooms
- Electric water heater
- Electric heating
- Sherwin Williams interior paint (Flat) with white trim
- Cove Crown molding in main areas & primary bedroom
- Accent walls, Window trim and Baseboards throughout
- Schlage door hardware
- Wood shelving in closets, pantry & laundry

Kitchen

- Quartz or granite countertops
- Waypoint or Welbourne Forest cabinetry
- Soft-close doors & drawers
- 42" upper cabinets
- Tile backsplash
- Stainless steel appliances – Slide in Range, Microwave and Dishwasher (GE or Whirlpool)
- Undermount stainless steel sink
- Cabinet hardware included

Bathrooms

- Primary shower with tile, bench & niche with framed glass shower enclosure
- Quartz or granite countertops
- Delta plumbing fixtures
- Fiberglass tub/shower (guest bathroom)

Lighting

- Ceiling fans in bedrooms and living room
- Recessed lighting
- Upgraded light fixtures - fixture finish options: black, brushed nickel, oil rubbed bronze or champagne bronze

All final selections, materials, and specifications are subject to availability and the builder's discretion. The builder reserves the right to substitute comparable materials or products as needed.