

STANDARD FEATURES

SPECIAL FEATURES INCLUDED

- Granite countertops in Kitchen with stainless steel undermount Sink
- 36" gas fireplace with tile surround and premium mantle
- Premium trim package including:
 - Crown moulding in Main Living Areas and Master Bedroom
 - Chair rail moulding in DR and Breakfast Nook
 - Wood mouldings on windows and doorways in Main Living Areas, Bedrooms and Baths
- Kitchen Pantry Closet included in most plans
- Designer glass insert in front door
- Finished Garage w/ disappearing attic stairway
- Attic trusses over Garage designed for storage
- *BORA-CARE*[®] non-toxic wood preservative/insecticide on wood framing
- Extra mildewcide added to exterior paint

ENERGY STAR PLUS PACKAGE

- Ultra-high efficiency electric heating and cooling system, 15 SEER
- Extra-high efficiency 40 gallon gas water heater
- R-13/R-30 *COCOON*[™] cellulose insulation
- Programmable thermostat
- Double sealed, pressure tested duct system
- Positive pressure ventilation system
- Upgraded filtration system
- Anti-microbial coated A/C duct board for healthy air
- Premium quality, tilt-sash, insulated Low-E windows
- Energy Star testing, certification and registration

EXTERIOR FINISHES

- *Hardiplank*[®] horizontal lap siding
- 30-year dimensional roof shingles, fungus resistant
- Premium fiberglass front entry door
- Spraycrete Front and Back Porch, with tile pattern
- Carriage House style Garage doors^{RM, WC}
- Wood Fascia^{T, RM}
- Beaded Vinyl Soffit^T

INTERIOR FINISHES

- Solid flat panel maple cabinets, 42" wall cabinets with crown moulding
- Luxury Master Bath includes jetted tub, tiled shower with glass door and cultured granite vanity top(s)
- Secondary Baths include deluxe acrylic tub/shower with tile surround and cultured marble vanity top
- All baths include elongated toilet, full-width mirror(s) and beveled-edge medicine cabinet
- Raised panel white cabinets in Utility Room
- Orange peel finish on smooth sheetrock walls
- *ClosetMaid*[®] shelving in Pantry & all Closets
- Ceramic tile floors in Foyer, Kitchen, Breakfast Nook, Baths and Utility
- Premium *Mohawk*[®] carpet with *Scotch Guard*[®] and *Stain Release*[®]
- Oak staircase and balustrade, as per plan
- French doors to Lanai, as per plan
- Professional Decorator Service included

APPLIANCES AND ELECTRICAL

- GE smooth-top electric range
- GE QuietPower2[™] Energy Star dishwasher
- GE *Spacemaker*[®] Microwave
- *In-Sink-Erator*[®] disposer
- Ceiling fan in Great Room & Master Bedroom
- Fan pre-wire in Bedrooms, Study & Lanai
- RG6 cable TV lines: GR, Bedrooms & Study
- High speed digital phone lines: Kit, BRs & Study
- All light fixtures included
- Brass floor outlet in Great Room
- Premium *Decora*[®] switches and receptacles
- Two premium coach lights on Garage
- Two security floodlights
- Two weatherproof exterior GFI outlets
- Garage door opener(s) with 2 remotes

RM=Ridgemont Only, WC= Weschester Only, T= Tioga Only

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