

# Included Features

## EXTERIOR FEATURES

- ◆ Brick exterior
- ◆ 30 year architectural algae-resistant roof shingle
- ◆ Wrought iron front porch railings
- ◆ Front door and sidelight upgrade (Allowance \$1000)
- ◆ Professional landscaping package with sodded front yard
- ◆ Seamless aluminum gutters & downspouts
- ◆ Two car garage
- ◆ Sidewalk to garage people door
- ◆ Garage door glass windows
- ◆ Weatherproof outlet on front & rear
- ◆ Front and rear outside faucets

## INTERIOR FEATURES

- ◆ 9' ceilings
- ◆ Levered door knobs per model home
- ◆ Satin nickel or brass hardware
- ◆ Painted woodwork throughout
- ◆ Plaster walls with smooth finish in kitchen, dining room, and baths or knockdown finish on walls and ceilings throughout
- ◆ Raised panel interior doors
- ◆ Crown moldings and chair rail in dining room & living room
- ◆ Gas fireplace with tile surround and glass enclosure in family room
- ◆ Wood shelving in master bedroom closet and vinyl coated ventilated shelving in all other closets
- ◆ Wall to wall carpet
- ◆ Hardwood or tile flooring in foyer
- ◆ Two tone paint
- ◆ Structured wiring package
- ◆ Pre-wire and install 4 ceiling fans
- ◆ Custom lighting (allowance \$3000)
- ◆ Recessed light over kitchen sink, fireplace niche, tub, & shower in master bathroom
- ◆ Tray or step ceiling in master bedroom
- ◆ Finished garage with pre-wiring for garage door opener
- ◆ Step or swirled plaster ceiling in dining room
- ◆ Oversized interior trim moulding

## KITCHEN AND BATHS

- ◆ Custom built wood cabinets throughout
- ◆ Stainless steel double under mount sink in kitchen with garbage disposal
- ◆ Custom kitchen appliance package (Allowance \$3000)
- ◆ Granite counter tops in kitchen
- ◆ Cultured marble counter tops & sinks in all baths
- ◆ Easy clean fiberglass tubs and showers.
- ◆ Ceramic tile master shower as per models
- ◆ Washer and dryer hook-up boxes
- ◆ Deluxe master bath with whirlpool tub and ceramic tile platform
- ◆ Quality Delta faucets throughout
- ◆ Ceramic tile flooring in all bathrooms, utility entrance, utility room and kitchen
- ◆ Elongated bowl toilets in all bathrooms
- ◆ Full vanity mirrors in bathrooms
- ◆ Elevated vanities with double sinks in master bath

## ENERGY SAVING & SECURITY

- ◆ **Spray Foam Insulation** in walls
- ◆ Maintenance -Free **Low E Glass** tilt-in windows with screens
- ◆ High efficient A/C
- ◆ Natural gas warm air furnace
- ◆ Quick recovery gas hot water heater
- ◆ Termite prevention treatment
- ◆ Smoke detectors
- ◆ Insulated metal exterior entry doors
- ◆ Polyseal air inflation sealant
- ◆ Insulated vinyl windows with screens
- ◆ 2-10 homeowner's warranty program
- ◆ Thermostatically controlled attic fan
- ◆ Two-zoned HVAC – two story models
- ◆ Security system outlet in closet
- ◆ House wrap

*Your personal taste and touch can be easily incorporated into your new home.*



*Gary*  
**Carriana**  
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