

**EXTERIOR FEATURES**

- Low-e vinyl windows
- 2x6 exterior wall construction
- 30 year architectural shingles
- Insulated garage door
- Full sprinklers & landscaping packages
- Fencing included with two 4' gates (Type of fencing per location & ACC Standards)

**ENERGY EFFICIENCY**

- HERS Rated
- 95 plus high efficiency furnace
- 50 gallon gas water heater
- Conditioned crawl space
- R-19 garage walls & ceiling insulation
- R-21 wall insulation
- R-38 attic insulation
- Central air conditioning (sized according to footage)
- Zoned temperature control (two-story plans)
- Photocell exterior garage lights

**SMART ITEMS**

- EcoBee Smart Thermostat
- Cat-6 smart wiring throughout
- (2) Pre-wire to Wireless Access Point locations
- Complete aluminum gutter system with downspouts and drainage system
- Garage door openers at Main Door & 3rd Bay (Plan specific)
- Under cabinet LED lighting at kitchen
- Central vacuum pre-plumb
- Freezer circuit in garage
- Christmas light outlet in front eave

**COMMUNITY FEATURES**

- Community Pool & Clubhouse
- Multiple Pocket Parks & Large Main Park
- HOA Dues: \$1,050 Annually
- Transfer Fee: \$400; Set-Up Fee: \$300
- Statement of Account Fee: \$275

**INTERIOR FEATURES**

- 9' First floor ceilings, 9' Second floor ceilings
- Painted 6" baseboard and 1x4 door casing
- Designer lighting & finish packages
- Full trim-wrapped windows throughout (two-story plans)
- Hand textured walls
- Built-in closet shelving
- Custom cabinetry in kitchen and bathrooms
- E-granite undermount kitchen sink
- 1/3 HP garbage disposal
- Bosch stainless steel appliances (plan specific)
- Full tile backsplash at kitchen
- Quartz kitchen & primary bathroom countertops
- Quartz secondary bathroom counters (single-story plans)
- Laminate secondary bathroom countertops (two-story plans)
- Laminate laundry room countertops
- Elongated toilets in all bathrooms
- Full tile showers in primary bath
- Fiberglass tub/shower unit in secondary bath or fiberglass tub with tile walls (white-plan specific)
- Plush carpeting with 8 lb. pad
- Tile flooring in primary bathroom
- Tile flooring in secondary bath & laundry (single-story plans)
- Vinyl flooring in main bath & laundry room (two-story plans)
- Designer engineered hardwood flooring in main traffic areas, kitchen, and dining
- Kohler pedestal sink at powder bath
- Painted garage interiors

*\*NOTE: STANDARD SPECIFICATIONS ARE SUBJECT TO CHANGE. BUYER TO VERIFY ALL.*