

# INCLUDED FEATURES

## STANDARD FEATURES & FINISHES

### Windows

- Energy Star Low-E windows designed for energy efficiency

### Insulation

- Fiberglass sound batts in walls between baths and living areas
- Floors blown with fiberglass

### Paint

- Low VOC paints
- One color scheme with two finishes on baseboard and walls

### Sound Attenuation

- 1" thick Gyp-Crete with ¼" sound mat over OSB floor deck at all upper floor interiors
- Sound prevention design between shared walls with sound preventing insulation
- Floors blown with fiberglass

### HVAC

- Digital thermostats with Wi-Fi technology
- HVAC system tested and inspected for duct leakage per Green Builder requirements

### Cabinets

- Pre-finished, wood-toned or painted finish flat-panel doors
- Cabinets will be the same finish throughout
- 36" Kitchen upper cabinets
- 36" Guest Bath vanity height
- Fully adjustable upper cabinet shelves
- Trash/recycle drawer in Kitchen
- Soft-close drawers with full extension

### Countertops

- 2cm Quartz in Kitchen
- 2cm Quartz in all Bathrooms
- Square eased edge
- Decorative tile or brick Kitchen backsplash extending to bottom of upper cabinet
- 2" Quartz Bathroom backsplash formed with the same material as countertop

### Flooring

- Wide vinyl wood plank in Living, Bedrooms, and Closets
- Wide vinyl wood plank on stairs and upstairs hallway
- Decorative tile in all Bathrooms
- Exact areas for flooring will be shown on marketing floor plan
- Pre-cast acrylic shower pans
- Broom finished concrete in outdoor terrace

### Electrical

- Ceiling fans in all Bedrooms and Living areas
- Slim trim LED lights
- Rocker-style light switches throughout
- Cat 5e phone drops and RG6 cable drops
- Under-cabinet Kitchen lighting
- Decorative lighting at each Bathroom sink

### Plumbing

- Matte black finish on all plumbing fixtures
- 18-gauge stainless undermount Kitchen sink
- Single-handle pull industrial style faucet at Kitchen
- WaterSense high-efficiency elongated toilets
- Undermount sinks in bathrooms
- Wide spread faucets in Master Bath
- Single hole faucets in Secondary Baths

### Hardware

- Interior lever handle door hardware in chrome finish
- Entry lever door hardware in black finish
- Privacy locks will be used on bedrooms and bathrooms (or toilet rooms)
- Matte black finish towel bars, towel rings, and toilet paper holders

### Appliances

- Energy Star Appliances - dishwasher, microwave and designer venthood
  - Gas cooktop and oven
  - Fingerprint resistant black stainless steel finish on all appliances
- \*Refrigerator and washer/dryer will be an upgrade

