

### INTERIOR | INCLUDED FEATURES

- Floating Laminate Plank in main living areas
- Carpet in bedrooms
- 9' Ceilings throughout
- 6'8" Interior doors
- Squared corners on walls & windows
- Sherwin Williams paint
- Medium Monterey drag texture
- Ceiling fans in the living room and primary bedroom
- 1x6 Smooth pine baseboards & 1x4 Smooth pine door casings
- Chrome bath hardware
- Kwikset satin nickel hardware
- Delta chrome plumbing fixtures

### KITCHEN | INCLUDED FEATURES

- GE Stainless steel - range, dishwasher, microwave
- 3 CM Granite countertops
- Ceramic tile kitchen backsplash
- Stainless steel undermount kitchen sink
- Garbage disposal
- 42" Upper cabinets with crown trim
- Satin nickel dining chandelier and island pendants (2)

### BATHROOM | INCLUDED FEATURES

- 3 CM Granite countertops
- Delta chrome faucets
- Stand up shower with acrylic pan & ceramic tile walls in the primary bathroom
- Ceramic tile walls in the secondary tub/shower combo
- Elongated toilets
- Raised height vanities
- Primary shower with acrylic pan & ceramic tile walls

### EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Masonry and James Hardie Siding
- Sherwin Williams paint
- Covered patios (per plan)
- Craftsman style entry door
- Full Sod & irrigation
- 6' three rail privacy fence with 48" gate
- Kwikset electronic deadbolt - matte black

### ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc lighting & bulbs
- 50 Gallon electric water heater(s) (per plan)
- 15 Seer Carrier HVAC
- Programmable Wi-Fi thermostat
- Electric heat pump

### HOA

- \$240 Annually