

Bella Charca Ph 10 & 11



FLINTROCK
BUILDERS

INCLUDED Features Sheet - Single Family Homes

INTERIOR | INCLUDED FEATURES

- Luxury Vinyl Plank in all Common Areas
- Ceramic tile in bathrooms & utility
- Plush Scotchgard Carpet with ½ inch, 6LB pad (All Bedrooms & Bedroom Closets)
- 9'-10' High ceilings (per plan)
- Decorative beam in the living room
- 8' Interior Doors
- 1 x 6 Baseboards & 1 x 4 Door casings
- Soft-close cabinet doors throughout home
- LED Disc Lights
- Ceiling fan in the living room, study & bedrooms (per plan)
- Kwikset matte black lever door handles
- Designer Lighting Package
- Cabinet Hardware Throughout
- 60" Modern Linear Electrical Fireplace in the Living Room with Decorative Trim and Mantle
- 2" White Faux Wood Blinds (All Operable Windows excluding Patio Door)
- Sherwin-Williams interior paint

KITCHEN | INCLUDED FEATURES

- GE stainless steel - range, microwave drawer, and dishwasher
- Decorative Vent Hood
- 3 CM Granite or Quartz Countertops
- Ceramic Tile Backsplash
- Walk-In Butler's Pantry (Plan Permitting)
- 42" Upper Cabinets with Crown Molding
- Single Basin Stainless Steel Kitchen Undermount Sink
- Garbage Disposal
- Dupure classic single-stage filtered water tap at the kitchen sink

SMART HOME | INCLUDED FEATURES

- Jasco front porch switch
- Kwikset 620 connected deadbolt
- LiftMaster garage door opener
- Honeywell/Resideo smart thermostats
- Alarm.com 750 (ADC) video doorbell
- Alarm.com 'Smart Gateway'-Hub & mobile app
- Skyline's Premium White Glove Services

BATHROOM | INCLUDED FEATURES

- 3 CM Granite or Quartz countertops in all bathrooms
- Free-standing tub in the primary bathroom (per plan)
- Ceramic tile walls in the primary bathroom shower & secondary bathroom (per plan)
- Vanity Lights over Sinks
- Decorative framed mirrors in bathrooms
- Comfort height elongated toilets - ADA Height
- Shampoo niche in the primary shower
- Moen widespread matte black plumbing fixtures
- Raised height vanities

EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Stucco/Stone Front & Back - Plan Permitting
- Stucco Sides - Plan Permitting
- 8' Garage Doors with Garage Door Openers & 2 Remotes
- Covered Porches and Patios
- Gutters - Front and Garage Only
- Finished Garages
- Full Yard Sod with Front Landscaping & Full Yard Sprinkler System with Rain Sensor
- 6' Three rail metal post privacy fence with 48" gate
- Pull Down Attic Entry with Ladder
- 16' Patio Slider
- 8' Iron front entry door
- Kwikset electronic deadbolt - matte black
- Borate Termite Treatment applied at the framing stage
- Bulwark pest service with a 60-day bug-free guarantee

ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting
- 50 Gallon Water Heater
- Spray Foam Insulation (Heated & Cooled Areas Only, Excludes Garage) 3.5 inch R-13 Value Walls & 6 inch R-22 Value Open Cell Ceiling
- 15-Seer HVAC System (with Heat Pump) with Wi-Fi thermostat

HOA

- \$580 Annually

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Builder reserves the right to change features without notice

Features As of 1/14/2025