

# Bella Charca Ph 12

INCLUDED Features Sheet - Single Family Homes



FLINTROCK  
BUILDERS

## INTERIOR | INCLUDED FEATURES

- Luxury Vinyl Plank in all Common Areas & Bathrooms
- Carpet in All Bedrooms and Closets
- 9'-10' High ceilings in the main living areas (Entry, Living, & Kitchen, Plan Permitting)
- 9' Plate around Exterior Walls
- 8' Interior Doors
- Square Corners on Walls
- Smooth Pine Baseboards
- Soft Close Cabinet Doors in the Kitchen and Bathrooms
- LED Disc Lights Throughout
- Ceiling Fan in the Living Room, & all Bedrooms
- Lever Door Handles
- Chandelier-style Light Fixtures with LED Bulbs in Dining and Entry - Plan Permitting
- Pendant Lights Over Kitchen Island - Plan Permitting

## KITCHEN | INCLUDED FEATURES

- Stainless Steel Slide-In Range
- Stainless Steel Dishwasher
- Stainless Steel Built-in Drawer Microwave
- 3 CM Granite Countertops
- Ceramic Tile Backsplash
- Walk-In Pantry (Plan Permitting)
- 42" Upper Cabinets with Crown Molding
- 34.5" Base Cabinets
- LED Disc Lighting and Pendant Lights - Plan Permitting
- Stainless Steel Kitchen Undermount Sink
- Garbage Disposal

## HOA

- \$480 Annually

## EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Stucco and Stone Front Elevations - Plan Permitting
- Brick Sides - Plan Permitting
- 8' Garage Doors with Garage Door Openers & 2 Remotes
- Covered Porches and Patios
- Textured, Painted and Trimmed Garages
- Full Yard Sod with Front Flower Bed & Full Yard Sprinkler System with Rain Sensor
- Wood Privacy Fence with Metal Posts - Stained on Front
- Outside Water Hose Bibs
- Pull Down Attic Entry with Ladder
- Broom Finished Concrete Driveway

## BATHROOM | INCLUDED FEATURES

- 3 CM Granite Countertops in All Bathrooms
- Free-Standing Tub in the Master Bathroom with Ceramic Tile Surround
- Ceramic Tile Walls with Acrylic Pan in the Master Bathroom Shower & Secondary Bathroom Showers.
- LED Disc Lights over the Shower and Tub
- Vanity Lights over Sinks
- Decorative Framed Mirrors in Bathrooms (Size Permitting)
- Elongated Toilets
- Elegant 8 Inch Spread Plumbing Fixtures
- 34.5" Base Cabinets in All Bathrooms

## ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- 50 Gallon Water Heater
- R-13 Fiberglass Batts in Exterior Walls
- R-38 Blown Fiberglass in Ceiling
- 15-Seer HVAC System (with Heat Pump)

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\*\*\*Builder reserves the right to change features without notice\*\*\*

Features As of 11/6/2024