

# Reynolds Crossing

## Standard Feature Sheet - Duplex



FLINTROCK  
BUILDERS

### INTERIOR | STANDARD FEATURES

- Sand & seal concrete floor throughout
- 8 Foot plate around exterior walls
- 9 Foot Vaulted Ceilings in Living, Kitchen, Entry, and Primary Bedroom (per plan)
- 6'8" Interior doors
- Squared corners on walls & windows
- One-tone Sherwin Williams paint throughout
- Medium Monterey drag texture
- Seagull LED disc lights throughout
- Ceiling fans in the Living Room and Master Bedroom.
- Satin nickel electrical fixtures, bath hardware
- Schlage Stratus Ball Doorknobs
- Delta Stainless Steel Plumbing features

### KITCHEN | STANDARD FEATURES

- Stainless steel freestanding glass top range
- Stainless steel built-in dishwasher
- Stainless steel microwave & vent hood combo
- 3 CM Granite with 4" backsplash
- Stainless Steel Undermount Kitchen Sink
- Garbage Disposal
- 42" Upper cabinets with crown trim
- 34.5" Base Cabinets

### BATHROOM | STANDARD FEATURES

- 3 CM Granite Countertops
- Ceramic tile walls in primary and tub/shower combo
- Elongated Toilets
- 34.5" Base Cabinets

### HOA

- \$240 Per Year

### EXTERIOR | STANDARD FEATURES

- 25-Year 3-Tab Shingles
- Side and Rear fiber cement board and batten with a 25-year warranty
- Front Elevation with a combination of rock and/or siding (per plan elevation)
- Modern 5 inch, raised nail on numbers
- Two-tone Sherwin Williams Paint (per deco package)
- 6'8" 2 Panel square fiberglass door
- 6'8" Half glass rear door
- 7' Garage Door
- One-car Garage Per Side
- Pre-wired for Garage Door Openers
- Full Yard Bermuda sod with front yard flower bed
- Full yard programmable sprinkler system
- Privacy Fence on Front, Back, Side & in Between each unit Landscaping Package
- 1x6 Pressure treated cedar picket fence with wood posts and a 48-inch gate
- Weatherproof front and rear electrical outlets
- Outside water hose bibs
- PEX plumbing pipes
- Broom finished concrete driveway
- Engineered Post Tension Slab

### ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- Polyseal foam in all wall penetrations
- 50 Gallon Water Heater (Per Side)
- R-13 fiberglass batt insulation in the exterior walls
- R-38 Blown Insulation in the flat ceiling
- R-22 Fiberglass batt insulation in slopes and under HVAC System unit
- 15-seer HVAC System with Smart Thermostat (Per Side)

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

Features As of 1/09/2024