



LINCOLNSHIRE FOREST

Included Amenities:

Exterior Features:

- Masonry per plan, allowance of \$350 per thousand for brick, and \$375 per ton for stone. Masonry to be front of home with balance being Hardi-Board type finish.
- Asphalt driveway
- 12'x15' cedar deck
- 30 yr. Architectural grade asphalt roof
- Brushed concrete walkways and stoops
- Aluminum gutters and downspouts
- LP Smart soffits and fascia
- 2 frost proof spigot fixtures per plan
- Weatherproof electrical outlets per plan
- \$10,000 allowance for landscaping
- Entire foundation to be water proofed
- Insulated Front and garage doors. Allowance of \$3,000 for front door
- Insulated glass, low E Marvin Ultrex Wood Windows with hardware and screens.
- Insulated glass door and screen to deck

Kitchen:

- Standard Moen sink in kitchen
- Garbage disposal
- Water line for icemaker
- Cabinet Allowance \$30,000
- Level 2 granite 3cm in kitchen w/ 4" granite backsplash with eased edge
- Appliance Allowance \$15,000

Laundry Room:

- Level 1 granite 3cm countertop in laundry
- Laundry room per plan Laundry tub with built-in cabinets (per allowance) and all rough-ins necessary for washer and dryer hookup

An Icon
Community

Home: Includes all Permits, Engineering, W&S Hook up, Donation, Impact Fees and Architecture. Builder reserves the right to change Amenities without notice.

Interior Features:

- Custom Red Oak stairs per plan with standard iron balusters
- 200 amp electrical service, per plan
- Smoke detectors wired to electrical system with battery backup
- 2 garage door openers and 2 transmitters per door. Garage doors to be steel insulated
- Garage touch pad device for walk up secure operation
- 3 car garage, dry-walled, and painted flat white with two coats
- Drywall glued and screwed, 1/2" on walls, 5/8" on ceilings
- All bathroom vents are to be vented to the outside of the home (not in attic)
- 42" prefabricated Fireplace in Family room with gas started with MDF mantel and Tile flush hearth.
- 4" crown molding in Dining Room, Study, Master Bedroom and Foyer.
- 3 1/4" Standard Red Oak hardwood flooring on entire first floor, except for mud room
- Stainmaster carpet for upstairs hall, bedrooms and bonus room, with 1/2" Stainmaster pad
- Recessed lighting per plan, 15 included separate from light allowance
- Overhead lighting (J boxes) in foyer, kitchen breakfast area, dining room, den, living room and all bedrooms
- Customer located phone and/or cable jacks (eight total, any combination)
- Decora switches
- Brushed nickel door hardware, with lever handles
- 5 1/4" base and 3 1/4" casing around all interior doors and windows, quarter round included where needed
- 2 panel solid core interior doors throughout except bi-fold closet doors which are hollow core.
- Flat latex paint to cover in two coats in all rooms except for laundry, mud and bathes which are eggshell and also need to cover in two coats, total of 5 colors (White is one color) throughout home
- Ceiling white flat paint for ceilings
- Closets to be wire shelving
- Doorbell/Chime
- \$4,000 lighting allowance
- Exterior walls to be 2" x 6"

Baths All:

- Standard Sterling WC's
- Exhaust fans in bathrooms
- All baths and laundry rooms to be tile and can be selected by client per allowance stated.
- Tile and grout allowance of \$5 psf. Tile to be installed in straight pattern.
- Plate glass mirrors in all baths, except powder room.

Master Bath:

- Luxury master bath including shower w/ standard 12x12 wall tile in straight pattern including ceiling and poured base, standard Moen brushed nickel fixtures, double bowl vanity sink, 3/8" frameless glass swing door
- Double bowl vanity sink, 3/8" frameless glass swing door

Hall Bath:

- Standard hall bath plumbing – Standard Moen brushed nickel with double bowl vanity sink, fiberglass tub with 12x12 wall tile
- Level 1 granite 3cm in hall bath/guest suite plumbing w/ 3" backsplash

Guest Bath:

- Standard guest suite plumbing – Standard Moen brushed nickel with double bowl vanity sink,
- Shower with poured pan and 12x12 wall tile

Powder Bath:

- Standard Moen brushed nickel fixtures, Cabinet and sink

Basement:

- Three piece basement bath rough in
- 8' 10" basement foundation wall
- Basement window wells with escape windows, per code
- Two zone heating with 2 programmable thermostats, one each floor
- (2) HVAC – Carrier 92% efficient furnaces
- (2) Carrier Central Air Conditioners