



HOME FEATURES

Exterior Features:

- James Hardie® Plank Fiber Cement Siding
- Masonry, per plan
- Fully Landscaped, Including Parkway
- 30-year GAF Timberline Architectural Asphalt Shingles with Ice and Water Shield at Eaves
- Brushed Concrete Walkways and Stoops
- Aluminum Gutters and Downspouts
- LP Trim or Equal Soffits and Fascia
- Clopay® Steel Garage Doors, per plan
- Liftmaster® Garage door opener(s) and remote transmitter(s)
- Two Frost Proof Spigots, per plan
- Two Weatherproof Electrical Outlets
- Tyvek® House Wrap
- Insulated Steel Front Door with Sidelights, per plan
- Silverline by Anderson Single Hung Insulated, Glass, Low E, Vinyl Windows and Doors with Hardware, Grilles, and Screens, per plan
- Concrete Driveway

Laundry Room:

- Moen® Integra Chrome Faucet
- Mustee® #10 Drop-in Sink
- Thermafoil Cabinets, per plan
- Level 1 Granite Countertops with 4" Backsplash and Eased Edge
- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Laundry Station Hook-up and Gas Line for Dryer

Utilities:

- 200 Amp Electrical Service, per plan
- Smoke Detectors Wired to Electrical System with Battery Back-up
- Carrier® 92% Efficiency Forced Air Gas Furnace
- Carrier® 13 Seer Central Air Conditioning
- Humidifier
- 75 Gallon Quick Recovery Gas-Fired Water Heater
- Customer Located Phone and Cable Jacks (2 each)
- Sump Pump
- Municipal Water and Sewer

Interior Features:

- Full Basement Foundation Walls, per plan
- 9' First Floor Ceilings
- Stained Balusters with Oak Handrails and Wood Spindles from 1st to 2nd Floor
- Two Coats Interior Paint up to Five Colors, White Closets/Ceilings
- 2 Panel Solid Core Masonite Interior Doors
- Painted MDF 3 1/4" Base and 2 1/4" Casing around all Interior Doors
- Drywall Wrap Windows with Sill and Apron
- Schlage® Satin Nickel Accent Lever Handles
- Doorbell/Chime
- 3 1/4" Site-Finished Red Oak Hardwood Flooring per plan First Floor Laid Straight
- Level 1 Carpet at Second Floor and Stairs from 1st Floor to 2nd Floor
- Level 1 12"x12" Ceramic Floor Tile in Laundry, Mudroom, and All Baths Laid Straight
- White Wire Shelving in all Closets and Pantries, per plan
- \$1,500 Allowance towards Light Fixtures from Idlewood
- Toggle Switches with Decora Option

Kitchen:

- 42" Staggered Maple Cabinets
- Level 1 Granite with 4" Backsplash and Eased Edge
- \$6,000 Allowance Towards Appliances & Installation from ABT
- Kitchen Island, if applicable
- Undermount Stainless Steel Double Equal Bowl Sink
- Moen® Integra Pullout Sprayer Faucet in Brushed Nickel
- Badger® Garbage Disposal
- Waterline for Icemaker
- 3 1/4" Site-Finished Red Oak Hardwood Flooring Laid Straight

Master Bathroom:

- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Comfort Height Maple Cabinets
- Level 1 Granite Countertops with 4" Backsplash and Eased Edge
- Shower with Level 1 12"x12" Ceramic Tile Surround and Fiberglass Pan, 1/4" Clear Glass Door and Brushed Nickel Trim
- Moen® Brantford or Eva® 8" Spread Brushed Nickel Faucets
- Under-mount Sinks
- Sterling® Windham White Toilet
- Exhaust Fan
- Plate Glass Mirror

Hall Bathroom:

- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Maple Cabinets
- Level 1 Granite Countertop with 4" Backsplash and Eased Edge
- Sterling® Performa White Tub and Fiberglass Surround
- Moen® Brantford or Eva 4" Spread Brushed Nickel Faucets
- Sterling® Windham White Toilet
- Exhaust Fan
- Plate Glass Mirrors

Powder Room:

- Level 1 12"x12" Ceramic Floor Tile Laid Straight
- Comfort Height Maple Cabinets with White Under-Mount Sink(s), per plan
- Level 1 Granite Countertop with 4" Backsplash and Eased Edge
- Moen® Brantford or Eva 8" Spread Brushed Nickel Faucets
- Sterling® Windham White Toilet
- Exhaust Fan
- Plate Glass Mirrors



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