

Included List

Garden Springs Cottage



Foundation

- ◆ 8 ft. tall poured concrete basement wall

Framing

- ◆ Dramatic 9' & 10' ceilings with plant and display alcoves add dimension to all living areas
- ◆ Passive attic ventilation
- ◆ Pantry - Linen closet - Entry closet
- ◆ 30 year warranty, dimensional fiberglass shingles
- ◆ OSB insulating on exterior walls
- ◆ Tyvek house wrap
- ◆ Studded basement with R-11 fiberglass batt insulation

Windows & Doors

- ◆ Pella Thermopane, wood windows with grill between the glass and sliding glass door covered with "no paint" aluminum cladding on outside
- ◆ Acrylic block window in bathroom
- ◆ 7' tall exterior doors
- ◆ Rustproof fiberglass screens
- ◆ Insulated steel entry doors with oil rubbed bronze fittings
- ◆ Deadbolts on all exterior doors
- ◆ Polyurethane caulking around windows and doors

Fireplace

- ◆ Upper level-42" gas. Lower lever-36" gas

Garage

- ◆ Garage door openers with two remotes
- ◆ AccuGrain fiberglass raised panel garage doors

Water Supply & Sewage Disposal

- ◆ Municipal water and sewer

Heating & Air Conditioning

- ◆ 90% High Efficiency furnace
- ◆ Central air conditioning
- ◆ Aprilaire humidifier with humidistat
- ◆ Programmable Thermostat

Plumbing

- ◆ Durable stainless steel double compartment kitchen sink with Delta faucet and spray in oil rubbed bronze finish
- ◆ Delta two handle 8" centerset "washerless" faucets in oil rubbed bronze finish
- ◆ One piece low maintenance acrylic tub & showers
- ◆ Kohler elongated stools
- ◆ Two outside frost proof hose bibs
- ◆ 50 gallon rapid recovery gas hot water heater direct vent
- ◆ Insinkerator high capacity food disposal unit
- ◆ Copper plumbing
- ◆ Water softener loop
- ◆ Laundry tub in cabinet
- ◆ European frameless shower door
- ◆ Curved shower rod

Electric

- ◆ Underground utilities, 200amp electric service
- ◆ Smoke detectors, every floor & every bedroom 120v and batteries
- ◆ Pre-wired CAT5 telephone outlets and pre-wired RG6 cable television outlets homerun
- ◆ Never more than six feet from an electrical outlet in living space. Outlets in garage and basement. Two floor plugs.
- ◆ Electric post light with photoelectric eye
- ◆ Front door chimes
- ◆ Alarm system monitoring ready
- ◆ Under cabinet lights
- ◆ Upgraded decorator selected light fixture package

Electric (continued...)

- ◆ Lifetime quality copper wiring
- ◆ Closet lights on door switches
- ◆ Recessed lights
- ◆ Ceiling fan
- ◆ Exhaust fan/light combos in bathrooms
- ◆ Second row lights in master closet

Insulation

- ◆ Exterior walls R-14 wall spray, sidewalls R-19 total, and attic space R-38 and/or R-40

Drywall

- ◆ Garage completely lined with drywall and finished
- ◆ Smooth walls and knocked down textured ceilings
- ◆ Scrubbable flat paint Sherwin Williams Sheramic multicolors of paint

Exterior Concrete

- ◆ Concrete drive:16' wide
- ◆ 263 sq. ft. concrete patio
- ◆ Concrete porch with 4 foot wide concrete walk to the driveway

Siding & Brick

- ◆ High style, imaginative exterior designs with architecturally pleasing beveled cedar siding
- ◆ Brick and Stone on front elevation

Interior Trim & Hardware

- ◆ Two panel solid core painted interior doors and trim
- ◆ Cased openings
- ◆ Extra wide trim & baseboard, skirt boards on stairways
- ◆ Custom built in bookcase
- ◆ 5/4 pine closet shelving
- ◆ Oil rubbed bronze pulls on closet doors
- ◆ Kwikset oil rubbed bronze hardware
- ◆ Oil rubbed bronze towel bars and paper holders
- ◆ Clear shower door in master bathroom

Cabinets & Countertops

- ◆ Wellborn Supreme cabinets with taller upper cabinets with crown mold
- ◆ Cultured marble vanity tops
- ◆ Granite kitchen countertops

Appliances

- ◆ Appliance package - G.E. Stainless Steel
- ◆ Energy saving dishwasher
- ◆ Self cleaning gas range with sealed burners with microwave hood
- ◆ Refrigerator with ice and water
- ◆ Gas or electric dryer connections in laundry area with outside vent for your clothes dryer

Flooring

- ◆ Ceramic entryways, bathrooms, kitchen, laundry & rear hall
- ◆ Wide selection of ceramic tile, and upgraded stain resistant carpets
- ◆ Carbonized Bamboo floors per plan

Mirrors

- ◆ Plate glass mirrors in the baths

Gutters

- ◆ Aluminum soffit and fascia
- ◆ Continuous aluminum gutters & downspouts

Misc

- ◆ Landscaping and sprinkling system

ITEMS VARY PER PLAN -- SEE NEW HOME CONSULTANT FOR DETAILS