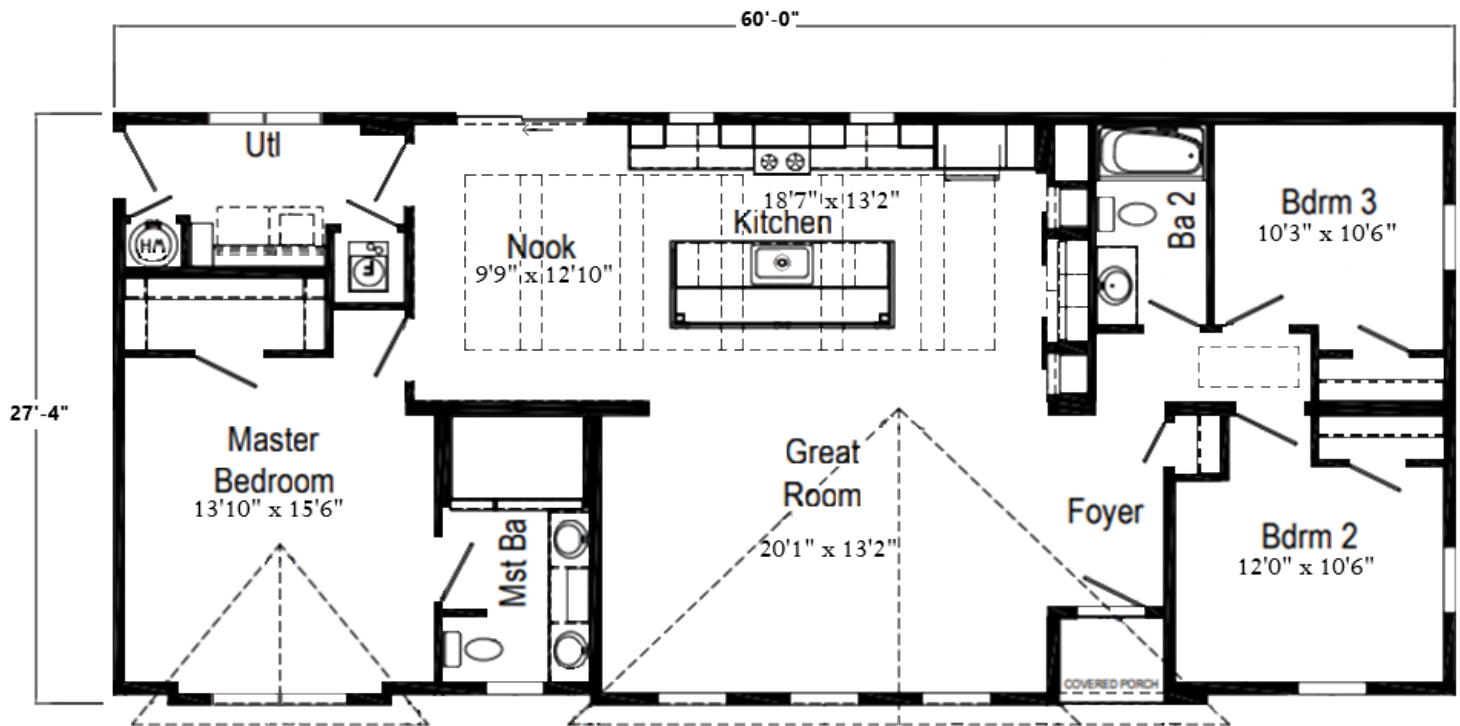


Le Fantastique

SINGLE STORY 1640 SQ. FT.



Colors Shown in Our Model

Siding: Greystone Horizontal & Carbon Vertical

Shingles: Estate Grey

Lineals: White

Shaw Floorte Plank Flooring: Appalachian Oak
(Foyer, Kitchen, Nook, Great Room, Hall)

Carpet: That's Awesome: Pebble Path
(Mst Bdrm, Bdrm #2, Bdrm #3, Master Closet)

Vinyl Flooring: Vintage Plank (Mst Bath) Meteor (2nd Bath & Utility)

Trim: White Moulding Package

Kitchen Countertops: Drama Marble

Kitchen Backsplash: Refluence Mosaic Cavern

Butler Pantry Countertops: Drama Marble

Butler Pantry Backsplash: Genesis Prism

Mst Bath Countertop: Cipollino Con Panna

Tile Shower: Zebrino Taupe w/Cavern Mosaic Ribbon

2nd Bath Countertops: Spring Carnival

Cabinets: Barnwood Oak

Cabinet Pulls: Brushed Nickel

CHANGES TO THE OPTIONS SHOWN IN LE FANTASTIQUE MODEL

MASTER SHOWER: *Does not have Tile Niche. Replaced w/Stainless Steel Niche. Half Glass Wall now Replaced with Full Glass Wall Panel or Soft Close Rolling Barn Door*

SHOWER TILE COLORS: *Updated to New Color Selections*

TILE RIBBON IN MASTER SHOWER: *Updated to New Color Selections. Vertical Ribbon Only*

MASTER BATH COUNTERTOP: *Color No Longer Available. New Color Selections*

MI SINGLE HUNG WINDOWS: *Now Standard with Double Hung*

FRONT DOOR: *¾ Lite Crosslines no longer available. Replaced w/1/2 Lite Pembroke (upgrade)*

CEILING LIGHTS: *Bedroom Lights no longer available. Replaced w/ LED Recessed Lights std*

LIGHTED MIRRORS: *LED Lighted Mirrors no longer available. Replaced w/Backlit LED Mirrors*

CABINET HANDLES: *Updated Style*

ALL FLOOR COLORS: *Updated to New Color Selections*

KITCHEN BACKSPLASH: *Mosaic Tile no longer available. Replaced w/New Tile Options*

BUTLER PANTRY BACKSPLASH: *Genesis Prism Tile no longer available. Replaced w/New Tile Options*

BUTLER PANTRY SHELF: *Wooden Shelf w/ Black Iron Brackets*

BARN DOORS: *Barnwood Gray no longer available. Replaced with New Color Options*

SHIP LAP ACCENT WALL: *Now has a Smooth Finish. Three colors to choose from*

FARMERS SINK: *Replaced w/Apron Front Farmer Sink w/Galley Components*

CABINETS: *Barnwood Oak Color no longer available. Replaced with New Color Options*

Le Fantastique Options Shown in Our Model

Structural and Exterior Options

- 7/12 Roof Pitch w/Attic
- (2) Double Hung Windows for attic gable
- (1) Extra Window in Bedroom 2
- (2) Windows in Utility Room
- Attic Stairs Pull Downs
- Upgrade to Composite Decking at Entry
- Vertical Siding
- (8) Extra Lineals replacing Shutters
- 27'4" Twin Peak Flush Dormer
- 10' Dormer w/Bumpout
- Front Door Upgrade (Pembroke 1/2 Lite)
(3/4 Lite Crosslines no longer available)
- (2) LED lights in Overhangs

Interior Options

- (3) Ceiling Lights N/A Replaced w/Recessed LED Std
- LVP Flooring Allowance: LR, Nook/Kitchen, Foyer, Hall
(Exact price after Customer picks flooring)
- 2 LED Lighted Mirrors over sinks in master N/A –
Replaced w/Back Lit Mirror w/Black Trim

Kitchen Options

- Whirlpool Pearl Bundle Appliances
(Stainless Steel Gas Range, Ref., DW)
- Microwave over the range vented to outside
- Stainless Steel Farmers Sink—N/A - *Replaced w/Stainless Steel Single Bowl w/Gooseneck Pulldown Faucet*
- Under Cabinet Molding
- Silverware Divider
- (2) Dimmer Sliding Switch
- Pullout Trash Cabinet
- Crescent Edge Countertop Std
- 8x8 Tile Backsplash in Butler Pantry N/A - *Replaced w/Full Tile in Current Choices*

Nook Options

- 6' Sliding Glass Door without grids ipo 2 windows
- Ship Lap Accent Wall

Le Fantastique Collection - Additional Standard Features

- » Drywall Beams with Cove in Kitchen/Nook
- » Stainless Steel & Glass Range Hood (replaced w/Microwave)
- » 4' x 6' Ceramic Shower in Master Bath
- » Ceiling Fan (LR)
- » Butler Pantry
- » Recessed Entry
- » 30" Cabinets with Crouse Crown & Drywall Soffit
- » Full Height Ceramic Backsplash in Kitchen
- » Additional LED Recessed Lights
- » Double Vanity w/Towel Tower in Master Bath
- » Unique Contemporary Kitchen Island
- » Sliding Barn Doors in Kitchen
- » Transom Window in Bath 2
- » Soffit over Master Vanity with Recessed LED



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Standard Features

FOUNDATION

- 5 Course Crawl Space
- Termite shield

FLOOR CONSTRUCTION

- 2X10 Studs 16" O.C.
- 23/32" T&G OSB Floor Decking

EXTERIOR WALLS

- 2X6 Exterior Walls on 16" Centers
- Double 2X6 Top Plates
- 8" Wall Height
- 7/16" Structural OSB Sheathing
- Wind Wrap Air Infiltration Barrier
- Vinyl Ship Lap Siding

INTERIOR WALLS

- 2X4 Interior Wall Studs 16" O.C. Interior Walls
- 2X4 Marriage Wall Studs 16" O.C. with 7/16" OSB Sheathing
- Primed 1/2" Smooth Drywall Throughout

ROOF & CEILING SYSTEM

- 8" Flat Ceiling
- 5/12 Roof Pitch with 12" Residential Eave Overhangs
- Pre-Engineered 40# Roof Trusses 24" O.C.
- 7/16" Structural OSB Roof Decking
- Ice Guard at Eaves
- Ridgevent Roof Ventilation System
- Vented Vinyl Soffit
- Aluminum Fascia
- Aluminum Drip Edge on all Roof Edges
- Smooth Drywall Ceiling
- Architectural Shingles (Limited Lifetime Warranty)

INSULATION

- R-21 Fiberglass Insulation in Exterior Walls
- R-38 Batt Insulation in Ceiling

FLOOR COVERING

- Congoleum Vinyl Flooring (Kitchen, Baths, Utility and Foyer)
- 8# Rebound Carpet Pad
- 25oz Carpet Selections

EXTERIOR DOORS AND WINDOWS

- 3/0 x 6/8 White 6-Panel Fiberglass Front & Rear Door with Deadbolt Locks
- Door Pan on Exterior Doors
- White Low-E Vinyl Insulated Argon Filled Double Hung Windows (no grids). Egress Window in Each Bedroom
- Front & Rear Door Kwikset Lockset with Smart Key
- Lineals on Front Door side

INTERIOR DOORS AND TRIM

- White Painted 2-Panel pre-hung Interior Doors w/ 3 Mortise Hinges
- 36" Interior Doors w/Door stops —Where available
- Privacy Locks on Master Bedroom & Bath Doors
- White Painted Pine Moldings Throughout
- Wire Shelving in all Closets and Washer/Dryer Area
- Metal Lever Interior Passage Sets Brushed Nickel

PLUMBING

- All plumbing connections done ready to connect to customer water and sewer
- Shut off Valves for all Sinks, Lavatories, Water Closets and Main Water Line
- Plumb, Wire and Vent for Washer/Dryer (Per Plan)
- 50 Gal. Electric Water Heater with Pan
- 2 Exterior Water Faucets

HVAC

- Trane Electric Heat Pump/Air conditioning Unit
- Air Returns in Every Room
- Programmable Thermostat

KITCHEN

- Evermore Custom Cabinetry – KCMA Certified
- American Maple or Rustic Elm 3/4 Overlay Cabinetry
- Hardwood 5-Piece Mission Flat Panel Cabinet Doors
- Hardwood Oak Cabinet Face Frames
- Choice of Cabinet System
 - * City Scape 30"/36"
 - * 36" Cabinets w/Crouse Crown
 - * 30" Cabinets w/Crouse Crown & Soffit
- Adjustable Shelves in Overhead Cabinets
- Drawer-Over-Door Base Cabinets
- Tip-Out Trays @ Kitchen Sink
- Dovetail Drawer Construction
- Soft-Close Undermount Drawer Guides & Hidden Cabinet Hinges
- Laminate Countertops with Crescent Edge & 4" backsplash
- 8" Deep Double Bowl Stainless Steel Kitchen Sink
- Brushed Nickel Single Lever Pulldown Faucet
- Standard Appliance Package: 30" Deluxe Gas Range, 18 cu. ft. Frost Free Refrigerator
- Power Range Hood with Light
- Cabinet Pulls (Brushed Nickel, Black, or Gold)
- Kitchen Island—Where Available
- 5 Arm Dining Room Light (Brushed Nickel or Black)
- 1 USB II Receptacle

BATHS

- Brushed Nickel Metal Faucets
- Anti-Scald Valves on Showers and Tubs
- Bath Vanities to Match Kitchen Cabinets
- 36" High Vanities
- Laminate Countertops with Crescent Edge
- China Sinks w/overflows & pop-up drains
- 1.6 Gallon Flush Elongated Raised Toilets
- Lighted Exhaust Fans with Insulated Ducts – All Baths
- 2-Light Vanity Light in Bath 2
- Recessed LED Lights over Master Vanity & Tub
- 60" One Piece Fiberglass Tub/Shower
- Curved Front Garden tub/shower for Master Bathroom
- Linen Cabinets – Where available
- 24x36 Black Framed Mirrors

ELECTRICAL

- 200 AMP Electrical Service with 40/40 Panel Box
- 2 TV Jacks
- 2 GFI Exterior Receptacles with In-Use Covers
- Exterior Light at Front & Rear Door
- Recessed LED Lights t/o
- Bedrooms have switched receptacles
- All Walk-in closets have switched 6" Recessed LED Lights
- Smoke Detectors with Battery Back-up
- Carbon Monoxide Detector (s)

CAPE MODELS

- 12/12 Roof Pitch with 12" Eaves
- Close-Off Package for 2nd Floor including Interior Door and partitions
- 3/4" OSB Floor Decking for 2nd Floor
- (2) 110' Electrical Circuits to Junction Boxes for Future Lights
- Electrical Circuit to junction Box for Future Smoke Detector (s) & for Future 3-Way Light on 2nd Floor
- Rough-In Plumbing for Future Bath on 2nd Floor
- Stairs with Handrail and Carpet
- 2nd Floor Gable End Windows Optional

MISCELLANEOUS

- Building permit (Sussex County)
- Plumbing and Electric Hook-ups Under Home
- Gutters & Downspouts
- 2 Composite Steps