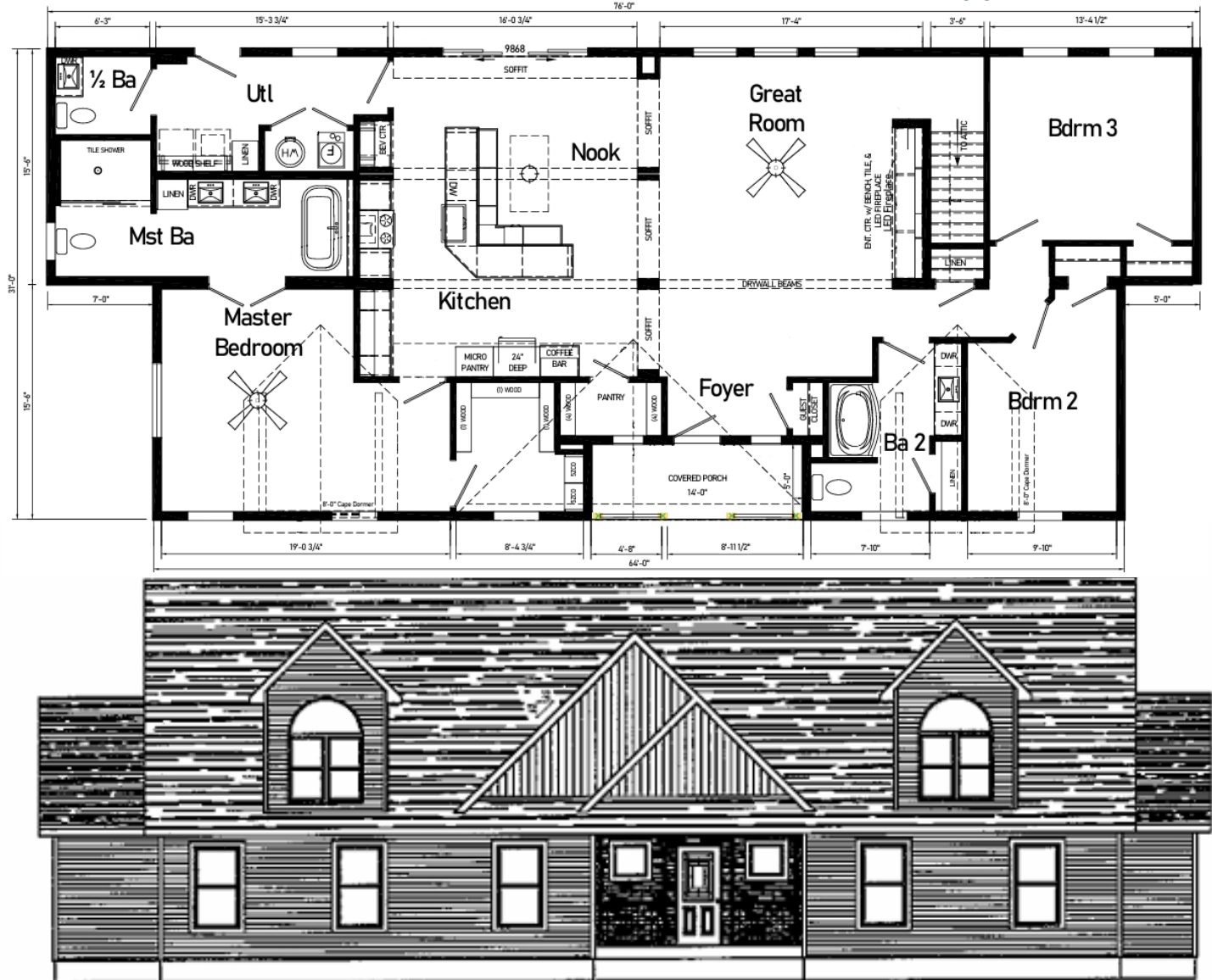




Colors Shown in Our Model

Siding: Indigo Horizontal & White Vertical

Shingles: Estate Grey

Lineals: White

Stone Accent: Phantom Shadow

Composite Porch Decking: Saltwater Grey

MSI Vinyl Plank Flooring: Akadia (Mst Bath)

Dunite Oak (Foyer, Kitchen, Nook, Great Room, Hall, Utility, Bath 2, 1/2 Bath)

Carpet: Golden Sands (Mst Bdrm, Bdrm #2, Bdrm #3, Stairs)

Cabinets: *Shadow Grey* (Kitchen, Bath #2, Fireplace Bench),

Black Onyx (Island w/Bench), *White* (1/2 Bath)

American Maple (Master Bath & Closet Organizers)

Kitchen Island: Marmo Bianco

Kitchen Countertops: Marmo Bianco

Kitchen Backsplash: Namaste Capsule

Mst Bath Countertop: Aluma Marble

Tile Shower: Crème Linen w/Iconic Penny Ribbon & Floor

Ship Lap Accent Wall: Green

2nd Bath Countertops: Marmo Bianco

2nd Bath Tub Surround: Cortec - Serpa

1/2 Bath Countertops: Marmo Bianco

Entertainment Center: Forged Steel

Fireplace Tile: Namaste Capsule

Structural and Exterior Options

- Siding—Upgraded Color
- Vertical Siding on Twin Peak Dormer
- Lineals ilo Shutters on front & Lineals around entire house (except for Dormer Windows)
- (2) 8' Circle Top Window Dormers
- 22' Twin Peak Dormer
- Stone Accent Wall in Recessed Entry
- (3) Additional Windows: M. Bath, Utility Rm, Bed #3
- (2) Windows for 2nd Floor Gable Ends
- (3) Transom Windows in LR
- Front Door Upgrade (1/2 Lite Pembroke Glass)
- Utility Room Rear Door upgraded to 1/2 Lite
- 9' Sliding Door in Nook replacing 2 windows
- (1) Exterior Cage Light at Slider (additional)
- Composite Porch Decking

Interior Upgrades

- Widen Stairway to 42"
- Vinyl Plank Flooring (Utility, All Bathrooms, Hall, Foyer, Living Rm, Pantry) LVP Std in Nook/Kitchen
- Carpet Upgrade in Bedrooms (30oz)
- 8'6" Wall Height
- Drywall Beams w/Soffit in Kitchen
- Black Faucets throughout
- (3) Motion Sensor LED Lights: Pantry, 1/2 Bath, M. Bath
- Interior Rocker Switches t/o
- Deluxe White Baseboard Moulding
- Entertainment Wall w/Soffit above: LED Fireplace w/Bench/Tile Surround, Mantle
- Shelf w/Black Brackets over Washer/Dryer
- Ceiling Fan w/Light in LR (Black)
- Ceiling Fan w/Light in M. Bed (White)
- Painted Cabinets (Kit, Island, Bath #2, Fireplace, 1/2 Bath)

Bedroom Options

- Transom Window on Gable Wall in M. Bed
- (2) Closet Organizers in M. Closet
- Closet Maid Shelving in M. Closet

Bathroom Options

- Garden Tub w/Coretec Surround in Bath 2
- 4' x 6' Walk-In Tile Shower w/Shampoo Niche & Soft-Close Shower Door (Black) in M. Bath Included
- Shower Tile Floor Upgrade in M. Bath
- Shower Seat —Wood Folding Seat in M. Bath
- Free Standing Tub in M. Bath
- Ship Lap behind Tub—1/2 wall w/countertop ledge
- 1/2 Bath added in Utility Room
- Linen Cabinet in M. Bath
- French Double Doors in M. Bath
- (2) Back Lit Mirrors w/Black Trim

Kitchen Options

- Sink—Farm Apron front w/Galley Components & Gooseneck Pull Down Faucet
- Pot Filler—Installed at Range, Black
- Under Cabinet Moulding
- Appliance Garage/Coffee Bar w/Pull Out Shelf & Flip-up Door
- Pull-Out Trash Basket
- Ruby 2 Electric Appliance Package
- Microwave SS Built-In w/Trim Kit
- Range Hood—Glass & SS vented to outside
- Reed Glass Pantry Door
- Island with Bench
- Chandelier in Nook—4-Lite Black w/gold Accent
- Tile Backsplash in Kit (Upgraded Tile Color)
- Solid Shelving in Pantry Closet
- Beverage Center includes Wine Chiller, Cabinets & Open Shelf



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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# Rebond 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