

LAKEWAY

Heritage Collection

EXTERIOR

- Beautifully designed elevations
- Upgrade elevations available
- Brick on front & sides elevation (per plan)
- 3-tab weatherwood shingles
- Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, and double locks
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 5' X 5' broom finished concrete rear patio
- 3' broom finished privacy walk from driveway to entry
- Custom address block
- Choice of designer paint
- 3-rail ranch style fence (up to 200')

INTERIOR

- Soaring heights in primary living areas and master suite (per plan)
- Raised panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall and ceiling finishes
- Decorative baseboards throughout home
- Ceiling fan with light kit at family and master bedroom
- Rounded sheetrock corners at impact areas
- Choice of designer interior wall paint
- Wood shelving and hanging rods in closets
- Clothes rod and shelf at utility room
- Telephone jacks at kitchen and master bedroom
- Cable TV jacks at master bedroom, family and gameroom (per plan)

KITCHEN

- Flat-panel kitchen cabinets with 36" upper cabinets
- Frigidaire slide in gas range, dishwasher and space saver microwave
- 4 designer LED disk lights
- Granite kitchen countertops with square edge & ceramic tile backsplash
- Stainless steel dual bowl sink with Whirlaway garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

CUSTOMER SERVICE

- Ten year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager



8.19.2021

ENGINEERING & SAFETY

- Guardian certified (visit: www.guardiancertifiedhome.com)
- Professionally engineered and designed post-tension foundations
- Professionally engineered framing design
- Numerous third-party inspections throughout construction process
- Pressure treated sole plate
- Front and rear coach lights
- Smoke detectors interconnected in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Deadbolt locks on exterior doors

FLOORING

- Mohawk luxury vinyl plank flooring in entry, kitchen, baths & utility
- Choice of Mohawk carpet over 3/8" pad

ENERGY EFFICIENCY

- National energy code- third party verified
- 15 SEER Rated Lennox HVAC system with environmentally friendly 410A refrigerant
- Fresh air intake system and Honeywell media filter
- Honeywell Dehumidifier System
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell WIFI- enabled programmable thermostat
- 80% Compact fluorescent lighting
- Exhaust vent fans at baths and utility room

BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- 1.5 cm quartz countertops with square edge & white porcelain drop-in sink
- Choice of ceramic tile shower surround at all baths
- Chrome bath faucets, paper holder, and shower trim (with option)
- Separate tub & shower with garden window at master bath
- **Optional dual vanities at master bath

LANDSCAPING

- Eight 5-gallon shrubs in front yard
- Eight pallets of sod
- One small oak tree in front yard

_____ BUYER INITIAL