

STANDARD FEATURES (AMELIA PLAN)

- JAMES HARDIE PREFINISHED FIBERCEMENT SIDING AND SOFFIT/FASCIA
 - 8" WIDE FASCIA
 - MARVIN WINDOWS
 - DRYWALL WITH FIRETAPING ON GARAGE WALLS & CEILING
 - 9' BASEMENT WALLS
 - INSULATED GARAGE AND OVERHEAD DOORS
 - (1) 18' AND (1) 9' OVERHEAD DOOR
 - 9' CEILINGS ON MAIN WITH A VAULTED CEILING IN GREAT ROOM
 - MAIN FLOOR LAUNDRY WITH SINK
 - FULLY TILED SHOWER WITH BENCH IN PRIMARY BATH
 - FULLY TILED FLOOR IN PRIMARY BATH
 - CUSTOM NICHE IN MASTER SHOWER
 - WALK IN CLOSET IN PRIMARY BEDROOM
 - SOLID CORE INTERIOR DOORS
 - QUARTZ COUNTERTOPS IN KITCHEN AND PRIMARY BATH
 - TILE KITCHEN BACKSPLASH
 - KITCHEN PANTRY CLOSET
 - FIREPLACE WITH CUSTOM SURROUND
 - PROFESSIONALLY SELECTED LIGHT AND PLUMBING FIXTURE PACKAGE
 - PROFESSIONALLY DESIGNED EXTERIOR
 - PREFINISHED FIBERGLASS FRONT ENTRY DOOR
 - SMOOTH WALLS WITH KNOCKDOWN TEXTURE CEILINGS
 - GUTTERS IN SELECT LOCATIONS
 - CONCRETE DRIVEWAY, SIDEWALK, PATIO AND SERVICE DOOR PAD
 - ROCK LANDSCAPING AROUND HOUSE
 - GARBAGE DISPOSAL
 - 2 EXTERIOR SPIGOTS
 - HIGH EFFICIENCY FURNACE, CENTRAL A/C AND AIR EXCHANGER
 - WIRE CLOSET SHELVING
 - STAINLESS STEEL APPLIANCE PACKAGE (RANGE, WALL OVEN, WALL MICROWAVE, DISHWASHER AND UNDER CABINET VENT)
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UPGRADES INCLUDED (26 N POINTE CT - AMELIA PLAN)

STRUCTURAL

- 3 STALL GARAGE
- WALKOUT BASEMENT WITH POND VIEW LOT
- RECIRCULATING LINE FOR INSTANT HOT WATER

EXTERIOR FACADE

- UPGRADED OVERHEAD DOORS
- STAINED BRACKETS AND PEDIMENTS UNDER SOFFIT

INTERIOR DESIGN

- DESIGN PACKAGE: MODERN FARMHOUSE
- TILE WALLS OVER TUB IN SECONDARY BATH
- QUARTZ KITCHEN SINK WITH FINISH UPGRADE TO MAIN FAUCET
- UPGRADED LIGHT FIXTURE PACKAGE
- HOOK WALLS IN BACK ENTRY AND FRONT ENTRY
- CEILING BEAMS IN GREAT ROOM
- WALLPAPER FEATURE WALL
- BARNDOOR OFF MUDROOM

LANDSCAPE

- SHRUBS AND PERENNIALS IN LANDSCAPE AROUND HOUSE
 - 2 TREES ADDED TO YARD
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