

## STANDARD FEATURES (GRETCHEN PLAN)

- JAMES HARDIE PREFINISHED FIBERCEMENT SIDING AND SOFFIT/FASCIA
- MARVIN WINDOWS
- IN FLOOR HEAT READY WITH SLAB INSULATION
- DRYWALL WITH FIRE TAPING ON GARAGE WALLS & CEILING
- INSULATED GARAGE AND OVERHEAD DOORS
- 18' AND 9' WIDE OVERHEAD DOORS
- 9' CEILINGS ON MAIN
- ARCHES IN ENTRYWAY
- MAIN FLOOR LAUNDRY WITH SINK
- FULLY TILED SHOWER IN PRIMARY BATH
- FULLY TILED FLOOR IN PRIMARY BATH
- WALK IN CLOSET IN PRIMARY BEDROOM
- SOLID CORE INTERIOR DOORS
- QUARTZ COUNTERTOPS IN KITCHEN AND PRIMARY BATH
- TILE KITCHEN BACKSPLASH
- 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
- GARAGE ACCESSIBLE MECHANICAL ROOM
- STAINLESS STEEL APPLIANCE PACKAGE (RANGE, WALL OVEN, WALL MICROWAVE, DISHWASHER AND UNDER CABINET VENT)

## UPGRADES INCLUDED (317 PINEHURST DR - GRETCHEN PLAN)

### STRUCTURAL

- 3 STALL GARAGE
- UNFINISHED BONUS ROOM OVER GARAGE
- IN FLOOR HEAT READY
- RECIRCULATING LINE FOR INSTANT HOT WATER

### EXTERIOR FACADE

- UPGRADED OVERHEAD DOORS
- CUSTOM BUILT FLOWER BOX
- STAINED BRACKETS UNDER SOFFIT

### INTERIOR DESIGN

- DESIGN PACKAGE: MODERN CRAFTSMAN
- TILE WALLS OVER TUB IN SECONDARY BATH
- CUSTOM GLASS IN PRIMARY BATH
- QUARTZ KITCHEN SINK WITH FINISH UPGRADE TO MAIN FAUCET
- UPGRADED LIGHT FIXTURE PACKAGE
- BARN DOOR ON MUD ROOM
- CUSTOM HOOK WALLS IN BACK ENTRY AND FRONT ENTRY
- WALLPAPER UPGRADE
- CUSTOM VENT HOOD

### LANDSCAPE

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