

## STANDARD FEATURES (FIONA PATIO PLAN)

- JAMES HARDIE PREFINISHED FIBERCEMENT SIDING AND SOFFIT/FASCIA
- CHOICE OF 3 EXTERIOR ELEVATIONS AND 3 COLOR PACKAGES
- 8" WIDE FASCIA
- MARVIN WINDOWS
- FRONT PORCH COLUMN(S) AND BEAMS(S)
- 9' CEILINGS MAIN LEVEL WITH RAISED CEILING IN GREAT ROOM
- GARAGE FLOOR DRAIN(S)
- DRYWALL WITH FIRETAPING ON GARAGE WALLS & CEILING
- (2) 9' x 7.5' OVERHEAD DOORS (*PLUS A 9'x 7.5' DOOR IF 3 STALL*)
- FULLY TILED SHOWER WITH CUSTOM GLASS
- SINK IN LAUNDRY ROOM
- CHOICE OF ONE OF AVAILABLE INTERIOR DESIGN PACKAGES
- 36" GAS FIREPLACE WITH CUSTOM SURROUND IN GREAT ROOM
- PROFESSIONALLY SELECTED LIGHTING AND PLUMBING FIXTURE PACKAGES
- PREFINISHED FIBERGLASS FRONT ENTRY DOOR
- SMOOTH WALLS WITH KNOCKDOWN TEXTURE CEILINGS
- GUTTERS IN SELECT LOCATIONS
- CONCRETE SIDEWALK, PATIO AND SERVICE DOOR PAD
- ROCK LANDSCAPING AROUND HOUSE
- GARBAGE DISPOSAL (CITY LOTS)
- 2 EXTERIOR SPIGOTS
- HIGH EFFICIENCY FURNACE, CENTRAL A/C AND AIR EXCHANGER
- WIRE CLOSET SHELVING WITH LAMINATE SHELVING IN PANTRY
- STAINLESS STEEL APPLIANCE PACKAGE (*RANGE, REFRIGERATOR, WALL MICROWAVE, DISHWASHER AND UNDER CABINET VENT*)

## **UPGRADES INCLUDED (2132 DEERWOOD DR - FIONA PATIO PLAN)**

### **STRUCTURAL**

- 3 STALL GARAGE
- UNFINISHED BONUS ROOM OVER GARAGE
- IN FLOOR HEAT READY-MAIN FLOOR (SLAB INSULATION/TUBING)
- RECIRCULATING LINE FOR INSTANT HOT WATER

### **EXTERIOR FACADE**

### **INTERIOR DESIGN**

- DESIGN PACKAGE: CONTEMPORARY COTTAGE
- TILE WALLS OVER TUB IN SECONDARY BATH
- QUARTZ KITCHEN SINK WITH FINISH UPGRADE TO MAIN FAUCET
- ADDITIONAL DECORATIVE LIGHT FIXTURE
- HOOK WALL AND BENCH IN BACK ENTRY
- HOOK WALL IN FRONT ENTRY
- CUSTOM BUILT-INS IN GREAT ROOM
- OFFICE BARN DOOR

### **LANDSCAPE**

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