



INCLUDED BASE PRICE DESIGN FEATURES UNLESS OTHERWISE SPECIFIED - Effective 5.26.25

Foundation	Slab on Grade
Concrete	Front Porch - Gray Concrete
	Garage Floor and Driveway (up to 1,000) - Gray Concrete
	Screen Porch/Covered Patio - Gray Concrete
	Rear Patio - (up to 144 Sq. Ft.) - Gray Concrete
Roofing	IKO - Choice of 5 Colors
Siding	Fiber Cement Siding
Soffits	Vinyl
Fascias	Aluminum
Windows	Low-e Glass Single Hung Vinyl with Screens, Choice of Color and Grid Pattern
Flashing	Aluminum Coil
Porch Ceilings	Vinyl
Exterior Trim	All Windows and Doors - 1x6 Headers w/ Overhang and 1x4 Sides and choice of Craftsman or Traditional Trim package
	Frieze—1x4
	12" Band Board Around Entire Foundation (Over Ledges when Applicable)
Stone	Native Custom Stone Collection with Choice of Stone Style and Color
Exterior Doors	Front Door - Stainable/Paintable Fiberglass Doors with 12" Sidelights with Choice of Design
	Rear Porch - Paintable Full Light Steel Door
	Delaney Callan Series Handleset "Chatham" or "Concord" (BLK, EORB. SN)
	Overhead Door Garage —Amar Stratford Collection Long Panel Design with Decratrim Window Insert Options and Carriage Style Hardware Options
Interior Doors	Masonite Door (White) with Choice of (5) 6'8" Designs
	Delaney Callan Series Hardware Choice of Color and Style
Sheetrock	Square or Bullnose Corners
	Smooth Finish Ceilings
Interior Trim	Base Boards: 5 1/4" Speed Base (Traditional Pkg.) or 1x8 Pine (Craftsman Pkg.)
	Crown Molding: 3 5/8" Pine with Base Cap (Traditional Pkg.) or 3 5/8" Pine (Craftsman Pkg.) in Foyer, Kitchen, Dining, Halls, Master Bedroom, and Inside Tray Ceilings
	Window and Door Casings: Decorative "445" Pine Casing (Traditional Pkg.) or 1x4 Pine Sides and 1x6 Pine Headers W/ Overhang (Craftsman Pkg.)
	3' - 5' Wainscoting in Foyer and Dining 4' Bead Board Wainscoting in Guest Bath (<i>per plan</i>)
	Framed Vanity Mirrors (White) in All Bathrooms
	White Solid Shelving in Master Closet Wire Shelving in All Other Locations
Paint	Walls: Sherwin-Williams Flat (up to 2 colors)/ Trim: Semi-Gloss
Fireplace	Propane Gas Logs
	Tile, Stone, or Brick Fireplace Surround and Hearth with Mantle Design Selection

Whirlpool Appliances	Dishwasher (Stainless Steel) - Comparable to Model Homes
	Range (SS) Comparable to Model Homes
	Microwave/Hood (SS) - Comparable to Model Homes, Vented to the Exterior
	Garbage Disposal
Kitchen Cabinets	Easy Clean Vinyl Cabinets with Choice of Door Profile, color and Hardware
	36" Varied-Height Upper Cabinets
	Trash Can Pull-Out
	Light Rail for Under-Cabinet Lighting
	4 Pull-Out Drawers
Bathroom Cabinets	Easy Clean Vinyl Cabinet with Choice of Door Profile, Hardware and Color
	36" Raised-Height Vanities in All Bathrooms
Countertops	Kitchen: Choice of Level A Granite or Quartz
	Bathrooms: Choice of Level A Granite or Quartz
Plumbing	Kitchen Faucet (Brushed Nickel or Chrome) - Delta "Leland" or "Essa" Pull-Down
	Kitchen Sink—Single or Double Bowl (Stainless Steel)
	Bath Fixtures (BN or CRM) Delta faucets, Delta "in2ution" Handheld Shower Head for Master, Delta Tub Shower for Secondary Bath
	Master Shower - Curbless Walk-in Tile Shower
	Fiberglass Tub/Shower in Guest Bath
Shower Access.	Niche in Master Bath
	Frameless Clear Glass Shower Wall in Master Bath
Tile	Tile Backsplash in Kitchen with Tile Selection
	Tile Floor in Master Bath with Tile Selection
	Curbless Walk-in Tile Shower in Master Bath with Tile Selection
	LVT or Tile Floor in Secondary Bath and Laundry with Tile Selection
Carpet	Carpet Selection with 7 lb Pad in All Bedrooms, Bonus Room and Stairs
LVT or Hardwood	LVT or Prefinished Hardwood Flooring Selection for Foyer, Kitchen, Dining and Halls
Electrical	Choice of Lighting Packages
	Ceiling Fan Selection for the Great Room and Master Bedroom
	Exterior Ceiling Fan Selection for Screened Porch or Covered Patio
	Pendant Lights
	4 Recessed Lights in Kitchen, 4 Recessed Lights in Great Room
HVAC	High-Efficiency 15 SEER Equipment with 2nd Zone for Bonus Room (if applicable)
Water Heater	50-Gallon Electric
Insulation	R-30 in Ceiling, R-13 in Walls