



### **SPECTACULAR KITCHEN**

- ◆ Spacious efficiently organized kitchen with abundant storage space.
- ◆ Quality **GE** kitchen appliances.
- ◆ Built-in oven and microwave.
- ◆ 30" gas cook top w/ hood vented to exterior.
- ◆ Large pantries with deep shelving.
- ◆ Granite countertops.
- ◆ 12 X 12 or 16 x16 Ceramic floor tile with several style and color selections in kitchen and breakfast nook.
- ◆ Kitchen backsplash 12x12 tile laid on a diagonal.
- ◆ **Moen** kitchen faucet in choice of Brushed Nickel or Oil Rubbed Bronze finish.
- ◆ Composite undermount kitchen sink.
- ◆ Custom fit and hand finished wood cabinetry made specifically for your home stained in kitchen and choice of stain or paint; includes crown molding at the top and choice of rounded corner edges and door fronts.
- ◆ Your choice of three hand textures in kitchen /nook.
- ◆ Elegant single crown molding in kitchen/nook.

### **MASTER SUITE**

- ◆ Spacious and private.
- ◆ Large walk-in closet.
- ◆ Custom fit wood cabinetry in choice of painted or stained.
- ◆ Beautiful garden tub with a decorative surround/skirt.
- ◆ Clear glass enclosed shower with color choice of polished brushed nickel or oil rubbed bronze.
- ◆ Beautiful **Moen** bathroom faucets in choice of Brushed Nickel or Oil Rubbed Bronze finish (same throughout home).
- ◆ Granite countertops (tub-shelf and shower seat per plan).
- ◆ Unique built-in magazine rack in water closet.
- ◆ Plate glass mirror with Bevel Edge per plan.
- ◆ Custom medicine cabinet (location per plan).
- ◆ Master bathroom shower 12x12 tile walls with recessed 6x6 tile floor.
- ◆ Your choice of three hand textures in the Master Bath.

### **INTERIOR FEATURES**

- ◆ Elongated commodes in all bathrooms.
- ◆ Elegant pedestal sink with spread faucet in powder bathroom (per plan).
- ◆ Porcelain enameled steel bathtubs in secondary bathrooms with 12x12 wall tile laid straight.
- ◆ Beautiful **Moen** faucets throughout home in choice of Brushed Nickel or Oil Rubbed Bronze finish (same throughout home).
- ◆ Lever doorknobs in choice of Satin Nickel or Oil Rubbed Bronze finish (same throughout home).
- ◆ 12 X 12 or 16 x 16 tile flooring in entry area, kitchen/nook, utility room, and all bathrooms with several style and color selections.
- ◆ Stylish Frieze Carpet with ½ inch pad.
- ◆ Ceilings fans with decorative light kit included in master, family area & game room.
- ◆ Bedrooms are wired and braced for ceiling fans.
- ◆ Combination of 10 outlets for cable and telephone in your choice of locations.
- ◆ Conveniently located electrical outlets.
- ◆ Beautiful, decorative light fixture packages.
- ◆ Custom wood cabinetry in all baths and utility room in choice of painted or stained.
- ◆ Exquisite cast stone fireplace hearth and surround.
- ◆ 42" wood burning fireplace w/gas starter.

Preliminary floor plan. All dimensions are approximate. The seller reserves the right to change and/or alter materials, specifications, features, dimensions, landscaping and prices without notice or prior obligation. Oral representations cannot be relied upon as correctly stating the representations of the seller. Refer to the contract and other homeowner documents for correct representations.

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Initials



## INTERIOR FEATURES CONTINUED...

- ◆ Graceful custom-built staircases with stained Oak handrail, newels and volutes (per plan) and custom iron spindles.
- ◆ Elegant single crown molding in study, master bedroom, formal living room, and kitchen/nook.
- ◆ Double crown in entry and formal dining.
- ◆ Accent chair rail and panel mould in formal dining.
- ◆ Decorative art niches designed with arches (per plan).
- ◆ Stylish rounded corners on high impact areas (excludes windows).
- ◆ Elegant 5 1/4" base trim throughout downstairs.
- ◆ Interior doors – 8' doors first floor in high impact areas (per plan) 6' 8" two-panel doors on the second floor.
- ◆ Your choice of three hand textures in the formal Dining, Master bath, and toilet room, kitchen and nook.
- ◆ Security system on all operable windows and doors with two keypads and one additional pre-wired pad location.
- ◆ Up to 4 hours with a Stillbrooke Homes Designer to assist you in making color & style selections (by appointment only) in our Design Center.
- ◆ Media Room option includes prewire for surround sound system and 4 wall sconces with dimmer switch.

## EXTERIOR FEATURES

- ◆ Impressive custom stained 3' 6" wide by 8' tall by 2 1/4" thick solid wood front door.
- ◆ Exterior rear doors and doors from garage to house are solid core, 6' 8" in height.
- ◆ Garage door openers with 2 remotes.
- ◆ Wide selection of brick styles and colors.
- ◆ Full gutters.
- ◆ Full sprinkler and sod package on front and rear yards.
- ◆ Richly defined exteriors in custom designs with your choice of a base and accent color.
- ◆ 2 frost-resistant garden hose bibs.
- ◆ Professionally landscaped package includes: shrubs, mulch & 3 trees.
- ◆ **Hardi-Plank** fiber cement siding.
- ◆ Exposed aggregate driveway and lead walk.

## VALUED CONSTRUCTION PRACTICES

- ◆ 1-2-10 Homeowner Warranty Protection Plan.
- ◆ Individually engineered slabs designed specifically for your lot.
- ◆ Copper electrical wiring.
- ◆ Innovative pex plumbing system.
- ◆ Engineered floor systems.
- ◆ 30 year, 240 lb. **Elk Prestique Raised Profile** shingles.
- ◆ Cabinet blocking in kitchen.
- ◆ Termite treatment.

## ENERGY EFFICIENCY

- ◆ **Honeywell Focus Pro 6000** electronically programmable thermostat.
- ◆ Cool cap insulation contact recessed can lights.
- ◆ Double pane thermal control Low-E glass windows.
- ◆ **Trane 14 SEER** A.R.I. rated air conditioning and heating system with **variable speed furnaces**.
- ◆ Additional roof ventilation for increased cooling efficiency.
- ◆ **Trane** energy saving, gas central heating and cooling systems.
- ◆ Zoned heating and cooling on all two-story designs.
- ◆ Natural gas for cost effective heat and hot water.
- ◆ Rapid recovery gas hot water heaters.
- ◆ Cost saving 50-gallon gas water heater on 2-1/2 bath homes. One 75-gallon water heater on 3 baths or more.
- ◆ HVAC system custom designed for your home based on room-by-room load calculations.
- ◆ Return air ducts in all bedrooms.
- ◆ Pre-drilled **Hardi** soffit for improved attic ventilation.
- ◆ R-13 fiberglass paperless batt insulation in exterior walls.

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**ENERGY EFFICIENCY CONTINUED...**

- ◆ R-22 fiberglass paperless batt insulation in sloped ceilings.
- ◆ R-38 blown insulation in flat ceilings.
- ◆ **Dow Sill Seal** under all exterior wall plates.
- ◆ Insulating foam exterior sheating..
- ◆ Polyseal foam sealant installed around all windows & doors.
- ◆ Compression weather stripping on exterior.
- ◆ Cost saving gas heating, gas fireplace & cooktop.

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Purchaser

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Date

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