



## EXCEPTIONAL LUXURY FEATURES

### DESIGNER KITCHEN:

- 42" High Maple Cabinetry
- Granite Countertops at Kitchen in Choice of Colors
- Stainless Steel undermount Kitchen Sink
- GE Microwave with Venting
- GE 30" Electric Smooth Glass Free Standing Range
- GE Dishwasher
- Insinkerator 1/3 horsepower Disposal
- Ice maker Water Supply Line to Refrigerator Space
- Pull-out Spray Faucet
- Tight Mesh Wire Shelving in Kitchen Pantry

### MASTER SUITE AND BATH APPOINTMENTS:

- Cultured Marble Soaking Tub in Master Bath
- Fiberglass Master Bath Shower Base with Cultured Marble Shower Walls at Master Bath
- 1-Piece Tub/Shower at Secondary Baths
- Pressure Balance Shower Mixing Valves
- Brushed Nickel Accessories & Faucets In Master Bath & Optional Powder Room
- Choice of Maple Vanity Cabinets
- His & Hers Master Bath Sinks
- Cultured Marble Vanity Tops with Integral Bowl
- Elongated Toilets in all Baths
- Plate Mirrors in all Baths
- 8" Widespread Brushed Nickel Faucets in Master Bath And Powder Room
- 4" Center set Brushed Nickel Faucets at Secondary Baths
- Free Slide Rod and Shelf Wire Shelving in all Closets

### SAFE AND EFFICIENT LIVING:

- R-38 Fiberglass Ceiling Insulation
- Tyvek House-wrap
- Vinyl Windows and Vinyl Patio Doors with Low E Glass (Grilles between glass at front elevations only)
- 80% Efficiency Gas Forced Air furnace with Electronic Ignition
- 13-SEER Air Conditioning
- Time Controlled Thermostat
- (1) 50 Gallon Gas Water Heater
- 200 amp Electrical Service
- Security System

### WE BACK WHAT WE BUILD:

- Detailed Homeowner walk-through Meeting before Closing
- Pre-Drywall verification walk-through
- 60-Day after Closing Checkpoint
- 11-Month after Closing Checkpoint

### COMMUNITY AMENITIES:

- Landscaped throughout
- Community Lawn Sprinkler System
- Fully Sodded Home Sites at Disturbed Areas
- Designer Wrought-Iron Mail Boxes

*See Sales Manager for Optional items available with each Hardesty Home.*



## EXCEPTIONAL L U X U R Y FEATURES

### ELEGANTLY APPOINTED INTERIORS:

- Pre-Finished Strip Hardwood Flooring in Foyer and Gallery, [per plan]
- Pre-Finished Strip Hardwood Flooring in Kitchen & Breakfast Room
- Ceramic Tile Flooring in Laundry Room and All Baths
- Carpet with 6 lb. pad
- 2-Coats Latex Paint on Interior Walls, 2<sup>nd</sup> Coat Rolled
- \$1,000 Light Fixture Allowance
- White Switch and Receptacle Plates
- Choice of Decora Rocker or Typical Switches
- 6-Panel Colonist Doors throughout
- Satin Nickel Door Hardware
- 42" Direct Vent Fireplace
- 9 ft. High Ceilings – 1<sup>st</sup> Floor, Minimum
- 11' High Ceilings in Great Room, Kitchen, and Breakfast Room [per plan]
- 5-1/4" Base Moldings
- 3-1/4" Door Casing throughout
- Custom Crafted Oversized Stair Parts

### CONVENIENCE AND QUALITY:

- First Floor Laundry Room with Electric Dryer Hookup
- 3 TV and 3 Phone locations
- Ventilated Wire Shelving in all Closets
- Pex Water Supply System
- TJI Engineered Wood Structural Floor System
- 8'-10" High Reinforced Concrete Foundation Walls
- 10 Year Foundation Waterproofing
- Under Slab Hydrostatic Relief system with Sump Pump Pit

### EXTERIOR APPOINTMENTS:

- (2) Outside Freeze Proof Hose Outlets
- Pre-Finished Fiber Cement Siding with Manufacturers Warranty
- Exposed Aggregate Concrete Front Porch, Private Walk, and Driveway
- 2-Car Garage
- Garage Door Opener with (2) Transmitters
- 2-Weatherproof Outside Electric Outlets
- Insulated Exterior Doors with Deadbolts
- Carriage Style Garage Doors with Glass Inserts
- Front Entry Door and Side Light, Transoms [per plan]
- Pre-Finished Enclosed Soffit & Fascia System
- Decorative Half-Round, Arched Top or Transom Windows as shown per plan
- Extremely Low Maintenance Pre-finished Aluminum Gutters & Downspouts, 5" Gutters With 2x3 downspouts
- 30-Year Architectural Roof Shingles
- Air Space Grills in All Front Facing Windows