

Standard Features—Strawberry Lake Single Family

EXTERIOR:

- Foundation per plan
- Fiber cement lap siding, brick and stone per plan
- 30-year architectural shingles
- Single hung windows with black exterior/white interior, low E glass and simulated divided light
- Wrought iron railings at front and rear porch
- Front porch: Blue Ice Pavers with brick steps
- Above grade decks: Trex floor and steps
- On grade rear patio: concrete
- Half-round aluminum gutters with oversized downspouts, gutter screens, and splash blocks
- Aluminum clad sliding doors per plan
- Gas stub out for future grill
- Sod and irrigation

INTERIOR:

- 10' ceilings on main level; 9' ceilings on upper level and basement (except where noted on plan)
- Crown molding in entry, study, dining room and owner's bedroom per plan
- 10" baseboards on main level
- 2 panel solid core doors - 8' on main level and 6'8" on upper level and basement
- 7" wide pre-finished engineered French white oak flooring throughout main level, upper hall, loft, and basement standard finished areas (excludes laundry and full baths)
- White oak step treads
- Advantech subflooring
- Mohawk carpet with soil and stain protector and 8 lb pad in second floor bedrooms and closets
- Vented 36" fireplace with gas logs, Cottonwood thin brick surround, mantel and hearth per plan
- Sherwin Williams paint- flat on walls and ceiling; semi-gloss trim
- Schlage Bowery satin nickel knobs
- MDF shelving with chrome rods in all closets

KITCHEN:

- Quartz countertops and tile backsplash
- Kohler whitehaven cast iron apron front farmhouse sink
- Delta Essa single handle faucet
- Stacked cabinets with soft close doors and drawers, full extension dovetailed drawers with slide out shelves, roll-out trash, deep refrigerator cabinet, light rail and crown molding
- Viking appliances with 36" gas open burner range, microwave drawer, dishwasher, and French door refrigerator
- 36" range hood insert with cabinet hood surround
- Insinkerator garbage disposal with air switch

SCULLERY:

- Stacked cabinets with soft close doors and drawers, full extension dovetailed drawers with slide out shelves, light rail and crown molding
- Kohler McAllister undermount single bowl sink with Delta Essa faucet
- Quartz countertop with tile backsplash

BATHROOMS & PLUMBING:

- Tile floors, tile shower and tub surrounds
- Owner's bath has Kohler Memoirs freestanding tub, frameless glass shower with double niche and shower wall tile extended to ceiling
- Kohler Vikrell tub in secondary baths with tile surround
- All showers are frameless glass with tile shower floors
- Delta Trinsic fixtures
- Kohler soft rectangle framed mirrors in all bathrooms
- Kohler white elongated comfort height toilets with quiet close toilet seats in all bathrooms
- Raised vanity cabinets with soft close doors and drawers
- Quartz countertops with oval undermount sinks in full baths; Kohler pedestal sink in powder room
- Air King bath fan in all bathrooms
- Two hose bibs
- Rinnai tankless water heater

LAUNDRY:

- Tile floor
- Upper and lower cabinets
- Kohler McAllister undermount single bowl sink with Delta Essa chrome faucet
- Quartz countertop with 4" quartz backsplash

ELECTRICAL & TECHNOLOGY:

- Recessed cans included per electrical plan
- Lighting allowance: \$7,000 for basement homes; \$5,000 for non-basement homes
- Block & prewire for ceiling fan/lights per electrical plan
- Structured wiring package with 4 TV locations (Cat 6 and coaxial cable)
- Plug and Play HDMI box
- Surround sound prewire in family room
- LED undercabinet lights in kitchen and scullery

HEATING & COOLING:

- Gas forced air heat with electric air conditioning
- Merv 11 filter system
- Wifi programmable thermostat on each floor

2-CAR ATTACHED GARAGE:

- Ceilings and walls next to heated areas of house will be insulated
- Interior is finished (drywall, paint & trim)
- Wifi enabled garage door opener