

# Included Features & Design Specifications

## Nelson Lake – 60ft & 70ft Home Sites

### INTERIOR DESIGN FEATURES

10+ foot first floor ceilings with vaults (per plan)  
 9-foot second floor ceiling heights  
 Kwikset interior door hardware  
 Rocker light switches  
 Ceiling fan pre-wiring (per plan)  
 Ceramic tile flooring: Entry, Kitchen, Nook, Utility room & bathrooms  
 Carpet: living area, bedrooms, closets, formal dining, study and gameroom (per plan)  
 5 ½ inch interior trim baseboards  
 Lighting fixtures and package  
 8-foot interior doors (first floor)  
 Utility room storage upper cabinetry

### EXTERIOR DESIGN FEATURES

ACME Brick exterior with Sherwin Williams paint  
 Decorative wood-stained garage doors  
 Metal roof accents (per plan)  
 Kwikset door hardware  
 8-foot front door  
 30-year dimensional shingle  
 Concrete sidewalks and driveway  
 Engineered post tension slab foundation  
 Garage door opener with remotes  
 Exterior coach light (per plan)  
 Full landscaping package with 2 trees  
 Full irrigation sprinkler system  
 Covered patio (per plan)  
 Brick front porch  
 6-foot cedar fencing with steel posts  
 Full exterior gutters

### ENERGY EFFICIENT FEATURES

Energy Star Certification  
 Energy efficient HVAC system  
 Energy efficient dual pane Windows with vinyl frame  
 Programable smart thermostat  
 Radiant barrier roof decking  
 Tankless gas hot water heater

### PRIMARY BEDROOM/BATHROOM SUITE FEATURES

Solid surface countertops  
 Free standing tub in primary bathroom  
 Dual undermount vanity sinks  
 Delta faucets  
 Ceramic tile shower with semi-frameless glass enclosure  
 Ceramic tile flooring  
 36-inch vanity cabinetry  
 Towel Bars  
 Lighting package and ceiling fan

### Kitchen Features

GE Stainless Steel Appliances: 36-inch 5 burner gas cooktop, built in wall oven, built in microwave, dishwasher  
 Solid surface countertops  
 Ceramic tile backsplash  
 Cabinet vent hood vented to exterior  
 42-inch upper cabinetry  
 Undermount stainless steel kitchen sink  
 Delta faucet  
 Walk in pantry (per plan)  
 Kitchen sink disposal  
 Ceramic tile flooring  
 Lighting package and recessed can lighting

### Secondary Bathroom Features

Solid surface countertops  
 Delta faucets  
 Ceramic tile tub/shower surround  
 Ceramic tile flooring  
 36-inch vanity cabinetry  
 Powder bathroom pedestal sink (per plan)