

The Drake



*4 bedrooms on a single level,
a great value from Insight Homes*

Introducing the *Drake*

Single level open-concept living designed for a casual lifestyle

With four bedrooms on one level, a spacious open concept living, kitchen and breakfast area and a number of ways to personalize the plan to your liking, the Drake is a terrific floor plan for those seeking single level living.



Living room shown with optional fireplace and hardwood floors

DRAKE STANDARD FLOOR PLAN



STANDARD FLOOR PLAN

4 Bedrooms? 2 Living Areas? Either one you need.



You can expand the Drake plan, adding additional square footage which can be put to a variety of uses. Pictured above is the living room with 4 foot extension and hardwood floors. You can also choose to make the middle bedroom a study or family room, with or without french doors. Popular structural options include a large morning room, an extension on the owner's suite, breakfast nook and living area, and owner's suite bath options

Options featured on the plan at right:

- 4 Foot Extension
- Morning Room
- Super Bath #1
- Hampton Porch
- Back Patio
- French Doors

DRAKE with OPTIONS



FLOOR PLAN WITH POPULAR OPTIONS

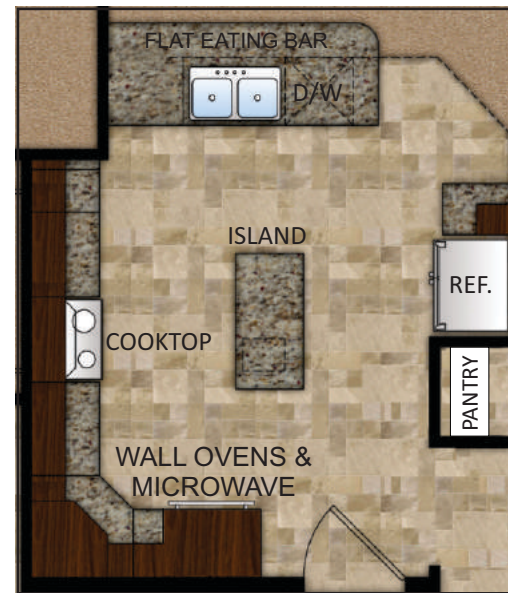


STANDARD KITCHEN

Standard kitchen shown with optional stainless steel appliances and center island



the
KITCHEN
 heart
 of the home



GOURMET KITCHEN

With abundant cabinets and countertops, the spacious and functional standard kitchen features Energy Star® appliances including a side-by-side refrigerator with ice and water in the door, smooth top ceramic range, dishwasher, microwave/vent hood, and disposal. An island is optional for additional prep space. You also get granite countertops and all-wood, Made in America cabinetry and a storage pantry.

The **Gourmet Kitchen** upgrade shown above right swaps out some features, replacing the slide-in range / oven and incorporating dual wall ovens, a smooth ceramic cooktop and a large center island.

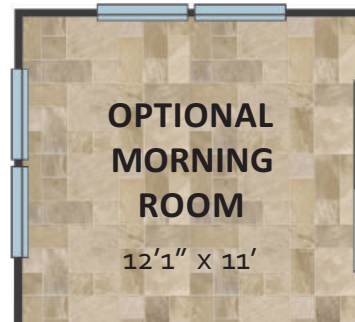
Multiple appliance tiers and options are available. Custom options, including vent hoods and more are also available.

KITCHEN OPTIONS

Add a Morning Room

An optional Morning Room is available in two sizes and designs, square or angled. Both of these rooms provide spacious, bright living space which include Insight's exclusive Low-E windows which reduce energy transfer - keeping the heat out in summer and the cold out in winter.

This is truly a comfortable room to enjoy in all seasons.



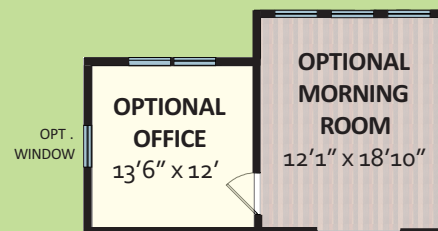
morning rooms

Find out about our most popular structural option

Screened porch options are also available, speak with your salesperson for specifics.



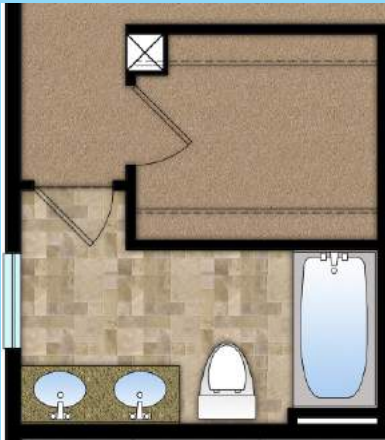
How about a Sitting Room?



The Sitting Room option offers additional space off of the Owner's Suite with the flexibility to function as a separate office when the Morning Room is also selected.



MORNING ROOM, PORCH & SITTING ROOM OPTIONS



STANDARD BATH

The Drake owner's bath includes a 60" dual sink vanity, large tub/shower and toilet.

Our "standard" is anything but!

Shown with optional walk-in shower



The **Super Bath #1** option provides a deep soaking tub with tile surround and separate 60-inch tiled shower with glass door.

The **Super Bath #2** deletes the tub and replaces it with a huge, 72" tiled shower with glass door and bench seat.

Multiple tile, stone, door, hardware and accent options are available.

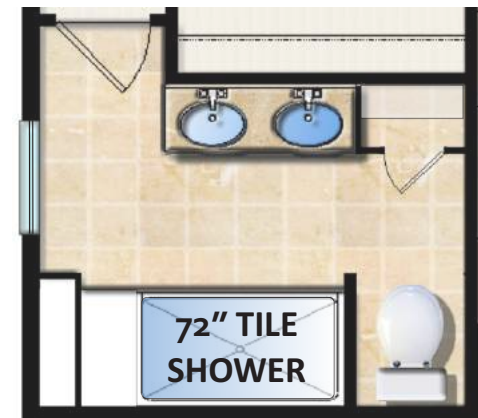


Upgrade to a

super bath



Super Bath #1



Super Bath #2

OWNER'S BATH OPTIONS

New Home Specifications

FOUNDATION

- Poured concrete foundation
- Conditioned crawlspace with rigid foam wall insulation
- Large access panel to crawlspace from garage

FRAMING

- Termite and rot resistant treated toe plates
- Hurricane straps
- Advanced framing technique with 2" x 6" studs and insulated headers
- Engineered roof trusses with Energy Heels and engineered floor system

EXTERIOR

- Premium vinyl siding
- 2 frost-free hose bibs and weatherproof electrical outlet
- Seamless gutters
- Fiberglass exterior doors
- BF Rich® Greenshield™ high performance Super Low-E vinyl sliding glass door to access back yard
- Individual coach exterior light, front and rear

INTERIOR

- ½" gypsum wallboard
- 5 ¼" baseboard trim
- 3 ¼" door casing
- Chair rail molding in dining rooms

INSULATION

- R-23 dense blown-in wall insulation
- R-49 ceiling and attic insulation
- R-10 rigid foam insulation on crawlspace walls for improved acoustic performance
- Two-stage air sealing with 3rd party performance testing and verification

WINDOWS

- BF Rich® Greenshield™ Super Low-E double hung windows which block 90% of solar heat gain
- R5 window insulation
- Screens for all operable windows
- Self-cleaning window coating

ROOFING

- Architectural-style mold shield shingles with 30-year manufacturer's warranty
- Shingle-over ridge venting and roof venting

ELECTRICAL

- Grounded circuits and ground fault interrupter (G.F.I.) outlets, as required
- Smoke detectors hard-wired with battery backup
- Carbon monoxide detectors
- Progress designer lighting fixtures
- Progress ceiling fans in main living area(s)
- Compact fluorescent lighting package
- Pre-wired for cable tv and telephone service

HEATING, VENTILATION AND AIR CONDITIONING

- York Affinity® up to 18-SEER rated air conditioning
- 98% high-efficiency modulating gas heating system
- Dehumidification controls
- Variable speed blower
- Programmable digital touch-screen thermostat with wireless app interface
- MERV-13 rated air filters
- Convenient access panel for air filters located on an interior wall
- Unsurpassed parts warranty on all mechanicals and systems

PLUMBING

- Rinnai® tankless, continuous hot water system
- MOEN® faucets and fixtures
- Pex Manifold plumbing system
- MANABLOC® individual water outlet controls

BATHROOMS

- Designer cabinets in choice of maple or oak with multiple finishes
- Durable, easy to clean cultured marble vanity
- Dual vanities in owner's baths
- Broan exhaust fan system, vented outdoors

FLOORING

- Hardwood flooring in entry foyer
- Premium resilient vinyl flooring in kitchen and all baths
- Upgraded recycled/recyclable fiber carpet with 10-year quality warranty and lifetime stain and soil warranty
- 6 lb. 7/16" Enviro-Step™ carpet pad

KITCHEN

- ENERGY STAR® appliance package that includes a range, a side-by-side refrigerator with ice and water in the door, dishwasher, microwave / vent hood and garbage disposal all with a 2-year warranty
- Designer cabinet series in a choice of maple or oak in multiple finishes with 36" upper wall cabinets, staggered heights and enhanced upper molding
- Quality solid granite countertops in a choice of finishes
- Undermount stainless steel sink
- Recessed lighting and pendant accent lights

ADDITIONAL INCLUDED FEATURES

- Central vacuum system, vented outdoors
- Broan® ultra silent SmartSense™ fresh air system
- Front landscaping package with mulch and plantings (included in Insight Homes communities only)
- Graded and seeded front yard up to 1/2 acre (included in Insight Homes communities only)
- Asphalt driveway (included in Insight Homes communities only)
- Sump pump with interior perimeter drain
- Carbon monoxide detector
- Built to exceed the American Lung Association's Health House™ guidelines for indoor air quality
- Each home qualifies for at least Gold Certification from the National Association of Home Builder's Green Builders Program

*Specifications subject to change without prior notice.





Heritage Elevation

Shown with optional garage door and stone front



Traditional Elevation

At right and on the cover is our **Hampton elevation**, our premier design. This style takes cues from classic beach homes and includes prominent trim and decorative details with unique color packages. Above left is our **Heritage elevation**, showing an optional stone front and garage door. This style is more Craftsman-inspired with tapered columns. At upper right is our **Traditional elevation**, with a streamlined and classic design featuring decorative shutters and



Hampton Elevation

Shown with optional side entry garage

3

distinct exterior options to choose from

DRAKE EXTERIOR OPTIONS



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16255 Sussex Highway
Bridgeville, DE 19933
302-337-0400

itsjustabetterhouse.com

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