



# Standard Features

Rouzan: Cottage Series



## KITCHEN

- Stainless Steel Appliance Package including Wolf 36" (5-Burner) Gas Cooktop with Cabinet Hood Vent, Dishwasher, Microwave, Wall Oven and Disposal
- Stainless Steel Under Mount Kitchen Sink with Pull Down Faucet and Built in Soap Dispenser
- 3CM Stone Kitchen Countertops with Eased Edge, Sealed with Sealer (Level 2)
- Custom Paint Grade Cabinets, Staggered at Install with 5" Hardware
- Under Cabinet Lighting (Per Plan)
- Two Hanging Pendant Lights (Per Plan)
- USB Receptacle at Kitchen
- Built in Trash Drawer

## BATHROOMS

- Oil-Rubbed Bronze or Satin Nickel Plumbing Fixtures
- Custom Built Tiled Shower in Master Bath, Including Tile Floor and Seamless Glass Shower Enclosure
- 5' Soaking Tub in Master Bath with Stone Deck and Surround (Level 2; Per Plan)
- Cast Iron Tub with Tile Surround in Secondary Bathrooms (Level 2)
- 3 CM Stone Vanity Tops with Porcelain Under Mount Sinks (Level 2)
- Custom Framed Mirrors

## FLOORING

- Engineered Hardwood Flooring (Level 3)
- Oversized Tile in Wet Areas (Level 2)
- Soft-Textured Carpet with 8lb. Pad (Level 2)
- Wood Stairs; Stained Treads with Iron Railing (Per Plan)

## LIGHTING

- Brushed Nickel or Black Lighting Package
- Ceiling Fan in Living Room, Master Bedroom and Secondary Bedrooms
- Prewired for Ceiling Fans at Patio
- Recessed Can Lighting Throughout (Per Plan)
- Recessed Cans on Dimmer Switches at Living and Master Bedroom
- Decorative Chandelier at Dining and Foyer (Per Plan)

## NOTABLE SYSTEMS

- Windstorm Exterior Wall Sheathing System
- Engineered Floor System for 2 Story Plans
- Pex Plumbing Line System

## AUDIO & VIDEO

- Connected Smoke and Carbon Monoxide Detectors
- CAT6 Phone Connections (Per Plan)
- RG6Q Cable Connections Per Plan and on Patio

## GREEN & EFFICIENCY FEATURES

- 50 Gallon Electric, Energy-Efficient Water Heater
- Premium Painted, Energy-Efficient Double-Paneled, Insulated, Vinyl Windows with Low E Glass
- 14 Seer Energy Efficient Forced-Air Cooling with Gas Furnace and Programmable Thermostat
- R-13 Insulation in Walls and R-38 in Attic
- Water Management Faucets, Dishwashers and Toilets

## EXTERIOR FEATURES

- Professionally Landscaped and Fully Sodded Yards
- Decorative Gas Lantern (Per Plan)
- 8' Wood Front Entry Doors
- 30 Year Architectural Shingles
- Gutters Included on Non-Courtyard Side
- Soffit Lighting on Photocell at Garage (Per Plan)
- Garage Doors with 1/2 HP Wifi Enabled Opener and 2 Remotes
- 2 Hose Bibs

## MISCELLANEOUS FEATURES

- 10' Ceilings Throughout
- Stained Cypress Beams (Per Plan)
- Ventless Gas Fireplace with Gas Log Set, Mantle and Stone Surround (Level 2; Per Plan)
- Wood Cased Windows Throughout
- Floor Receptacle at Living (Per Plan)
- Cove and Base Molding Throughout
- 8' Interior Doors Downstairs
- Premium Durable Paint
- Double Laundry Wall Cabinet
- Decorative Address Plaque
- Community Mail Kiosk



# Standard Features

Rouzan: Neighborhood Series



## KITCHEN

- Stainless Steel Appliance Package including Wolf 36" (5-Burner) Gas Cooktop with Cabinet Hood Vent, Dishwasher, Microwave, Wall Oven and Disposal
- Stainless Steel Under Mount Kitchen Sink with Pull Down Faucet and Built in Soap Dispenser
- 3CM Stone Kitchen Countertops with Eased Edge, Sealed with Sealer (Level 2)
- Custom Paint Grade Cabinets, Staggered at Install with 5" Hardware
- Under Cabinet Lighting (Per Plan)
- Soft-Close Hinges and Drawer Slides
- Two Hanging Pendant Lights (Per Plan)
- USB Receptacle at Kitchen
- Built in Trash Drawer

## BATHROOMS

- Oil-Rubbed Bronze or Satin Nickel Plumbing Fixtures
- Custom Built Tiled Shower in Master Bath, Including Tile Floor and Seamless Glass Shower Enclosure
- Rectangular Soaking Tub in Master Bath with Stone Deck and Surround (Level 2; Per Plan)
- Cast Iron Tub with Tile Surround in Secondary Bathrooms (Level 2)
- 3 CM Stone Vanity Tops with Porcelain Under Mount Sinks (Level 2)
- Soft-Close Hinges and Drawer Slides
- Custom Framed Mirrors

## FLOORING

- Luxury Vinyl Plank Flooring Throughout Living Areas and Downstairs Bedrooms (Level 3)
- Oversized Tile in Wet Areas (Level 2)
- Soft-Textured Carpet with 8 lb. Pad At Upstairs Bedrooms and Living Areas (Level 2)
- Wood Stairs; Stained Treads with Iron Railing (Per Plan)

## LIGHTING

- Brushed Nickel or Black Lighting Package
- Ceiling Fan in Living Room, Master Bedroom and Secondary Bedrooms
- Prewired for Ceiling Fans at Patio
- Recessed Can Lighting Throughout (Per Plan)
- Recessed Cans on Dimmer Switches at Living and Master Bedroom
- Decorative Chandelier at Dining and Foyer (Per Plan)

## NOTABLE SYSTEMS

- Windstorm Exterior Wall Sheathing System
- Engineered Floor System for 2 Story Plans
- Pex Plumbing Line System

## AUDIO & VIDEO

- Connected Smoke and Carbon Monoxide Detectors
- CAT6 Data Connections at TV Locations and at Patio (Per Plan)

## GREEN & EFFICIENCY FEATURES

- Tankless Gas Water Heater
- Premium Painted, Energy-Efficient Double-Paned, Insulated, Vinyl Windows with Low E Glass
- 14 Seer Energy Efficient Forced-Air Cooling with Gas Furnace and Programmable Thermostat
- R-13 Insulation in Walls and R-38 in Attic
- Water Management Faucets, Dishwashers and Toilets

## EXTERIOR FEATURES

- Professionally Landscaped and Fully Sodded Yards
- Decorative Gas Lantern (Per Plan)
- 8' Wood Front Entry Doors
- 30 Year Architectural Shingles
- Gutters Included on Non-Courtyard Side
- Soffit Lighting on Photocell at Garage (Per Plan)
- Garage Doors with 1/2 HP Wifi Enabled Opener and 2 Remotes
- 2 Hose Bibs

## MISCELLANEOUS FEATURES

- 10' and 11' Ceilings Throughout Downstairs Living Areas and Bedrooms and 9' Ceilings Upstairs
- Stained Cypress Beams (Per Plan)
- Vent-less Gas Fireplace with Gas Log Set, Mantle and Stone Surround (Level 2; Per Plan)
- Wood Cased Windows Throughout
- Floor Receptacle at Living (Per Plan)
- Cove and Base Molding Throughout
- 8' Interior Doors Downstairs
- Premium Durable Paint
- Double Laundry Wall Cabinet
- Decorative Address Plaque
- Community Mail Kiosk