

# Cottage Series

## Included Eco Features

### Exterior Design

Clay brick elevations with gray mortar (per plan)  
Optional natural stone elevations with buff mortar (per plan)  
30-year dimensional shingles  
Caststone address block  
Cementitious siding and LP Smart Side® trim package (per plan)  
6' 8" fiberglass front door with Schlage® handleset  
Low-E3 divided lite vinyl windows on front, clear on sides and rear elevations  
Screens on all operable windows  
Remote garage door openers  
Full perimeter pre-finished aluminum gutters  
Broom finished driveway and lead walk per community requirements  
6' wood privacy fence on steel post with gate or as determined by community HOA  
Taexx® built-in pest control system (activation optional)  
Front yard landscaping package with full-yard bermuda sod  
Multi-zone programmable irrigation system with weather sensor  
Front coach lights (per plan)

### Interior Details and Flooring

Ceramic tile flooring in foyer, kitchen, nook, laundry and bathrooms (per plan)  
Carpet with 5lb, 3/8" carpet pad in designated areas (per plan)  
3 1/4" base moulding throughout home  
6' 8" Hollow core doors throughout home  
Schlage® chrome door hardware  
Stained oak handrail (per plan)  
White rocker switches  
LED disc lights at kitchen and stairs (per plan)  
Brushed nickel light fixtures in foyer, dining room, and breakfast nook (per plan)  
Ceiling fan wiring in all bedrooms, family room, and game room (per plan)  
Ceiling fan with light kit in family room and owner's bedroom  
Designer-selected Sherwin-Williams® interior paint  
Rounded sheetrock corners throughout, excludes windows and garage

### Kitchen

36" upper cabinets with concealed hinges and 2 1/2" crown  
3cm granite countertops  
Ceramic tile backsplash  
GE® stainless-steel appliances (per plan):  
30" Gas, 4-burner range  
Over the range microwave vent hood; vented to exterior  
Built-in dishwasher  
Icemaker waterline connection at refrigerator

### Kitchen - continued

Moen® chrome kitchen faucet  
Single stage filtration water system  
Stainless-steel undermount sink  
Insinkerator® 1/3 HP garbage disposal

### Owner's, Powder and Secondary Bathrooms

#### Owner's bathroom shower only

**Owner's bathroom shower is finished with a chrome, framed enclosure, an acrylic pan and tile surround**

36" base cabinets with concealed hinges in all baths  
Moen® chrome plumbing fixtures  
Elongated commodes in all bathrooms  
Engineered marble vanities with oval undermounted sink(s)  
Pedestal sink at first floor powder bath (per plan)

### Whole Home Certified Features

16-SEER high-efficiency gas heat/electric air conditioning system  
Ecobee® programmable smart thermostat  
Merv 11 HVAC filtration with sealed insulated ducts  
Independent fresh air system  
Rinnai® tankless water heater  
Red Thermo-Ply® structural exterior sheathing with sealed seams  
LP® Top Notch 250 subfloor standard in two-story homes  
Energy Star® appliances  
Appliances and bath vents all vented to exterior of home  
Insulation:

R-38 Insulation at living area attic ceilings  
R-22 Insulation at sloped living area attic ceilings  
R-21 blown-in-batt (BIB) insulation at 2x6 living area exterior walls  
R-15 blown-in-batt (BIB) insulation at living area exterior 2x4 walls

LED and CFL lighting

PEX Plumbing system

Third party independent energy inspection ensuring energy-efficiency of home (HERS rating provided)

### Smart Technology & Security

Technology:

Luxul® certified WiFi coverage guaranteed throughout home  
Luxul® WiFi router  
30" Structured wiring enclosure  
Wireless access points (WAP) hardwired to enclosure (per plan)  
7.1 Surround sound pre-wired in media room (per plan)  
Two combination TV and data outlets  
Two CAT-5; one RG-6 wired from exterior demarc to enclosure

Security:

Control pad pre-wire at garage entry  
All exterior doors hard-wired contacted  
Audible siren pre-wired

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