

# Retreat at Carriage Hill

## Included Features

### Interior Standards

- Radon Rough-In
- Knock Down Texture Ceilings
- Can Lights in Kitchen & Hallways (per plan)
- 9' Ceilings on First Floor
- 50-Gallon High Efficiency Electric Water Heater
- Bryant Carrier® Gas Furnace 92% with 15 SEER A/C Unit
- Bryant Humidifier
- Pre-Wired for Garage Door Opener
- TechConnect Package (Elan Connected Home): Z-Wave Front Porch Switch, Connections to the Thermostat, Front Door Lock and Front Porch Light

### Glamorous Kitchens

- Formica® Laminate with Square Edge
- Decorative 42" Aristokraft® Cabinets
- Sterling® Stainless Steel Drop-In Sink with Badger 1/3 HP Garbage Disposal
- Moen® Single Handle Chrome Faucet with Side Sprayhose
- G.E.® Electric Coil Top Range (White or Black)
- G.E.® Dishwasher (White or Black)
- G.E.® Decorative Range Hood (White or Black)
- Plumbing Line for Ice Maker

### Exquisite Baths

- Aristokraft® 35" Vanity Cabinets with Drawers
- Moen® Double Handle Lavatory with Chrome Faucet
- Cultured Marble Vanity Tops
- Moen® Chrome Towel Bars and Toilet Paper Holders
- 40" Mirrors (Per Plan)
- Sterling® Round Water Saving Commodes
- Sterling® Porcelain Pedestal Sink with Double Handle Lavatory Faucet in Powder Room

### Flooring

- 3/8" 5-Pound Rebond Carpet Pad with Shaw® Carpet with Inherent Stain Resistance
- Armstrong® Vinyl

### Impressive and Detailed Exteriors

- Architecturally Designed Exterior Elevations to enhance Community Appeal
- CertainTeed Landmark Limited Lifetime Weatherd Wood Dimensional Shingles
- 5" White Continuous Aluminum Gutters and Downspouts
- Exquisite Brick Detail (Per Plan & Per Elevation)
- 4,500 PSI Concrete Driveways, Porches, and Sidewalks
- Vinyl Porch Ceilings
- Raised Panel Garage Door with Hardware
- Coach Lights & Porch Light
- Address Plaque
- White Vinyl Rear Fence
- .046 Charter Oak Vinyl Siding
- 4' Lead Walks

### Landscaping

- Sod in Front, Sides and Rear
- Carriage Hill Retreat Landscaping Package
- Irrigation Front and Courtyard Lawn Only
- Conductor Line to tie into Downspouts

Features subject to change without notice.



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M/I builds quality homes in Columbus/Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte/Raleigh, NC; Tampa/Orlando, FL; Houston/San Antonio/Austin, TX; and Washington, D.C. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details.



# M/I Homes

## Features Included in Every M/I Home

### Confidence in M/I's Quality Construction

- Engineered Roof Truss
- Floor Systems with 3/4" Subfloor, Glued and Nailed, Sanded & Screwed
- 16 O/C Load Bearing Interior Wall Construction
- Superior 2"x4" Exterior Wall Construction
- Tyvek® Wall Sheathing
- Kiln Dried Construction
- 7/16" OSB Roof Sheathing with H-clips
- 4,500 PSI 6" Poured Garage Structural Slab
- Concrete Driveway, Walkways, and Porches
- Exterior & Interior Wall Plates Screwed to Sub-Floor
- PEX-a Plumbing System
- Plumbing Line for Ice Maker
- 200 AMP Electrical Service
- Engineered Drain Tile System and Zoeller 1/3 HP Sump Pump (Per Site)
- Safety Ground Fault Electric Circuits in all Baths, Garage, Kitchen and Exterior Outlets
- Drywall Nailed and Screwed
- Smoke Detectors and CO2 Detectors Hard-Wired with Battery Back-Up
- Schlage® Camelot Touchscreen Deadbolt in Brushed Nickel
- Silver Line/Plygem Series 2900 Single Hung, Vinyl Windows
- Free Slide Shelving - Bedrooms
- Tight Mesh Shelving - Pantry and Linen Closet

- Vent Fans in all Bathrooms
- 2 Frost Resistant Water Spigots
- 2 Weatherproof Exterior Outlets (GFI)

### Peace of Mind Confidence Builder Program

- Whole Home Certified to Save You Money on Energy Costs
- M/I's Industry Leading 15-Year Transferable Structural Warranty
- State-Of-The-Art Design Center with Professionally Staffed Design Consultants
- Personal Construction Manager
- Buyer Builder Conference
- Pre-Drywall Conference
- New Home Orientation
- Homeowner Service After the Sale
- Measured Customer Satisfaction Program
- Quality Control Card, Quality Inspection Plaque & Guaranteed Completion of Pre-Settlement Items
- M/I Financial offers low, competitive rates

### Energy Saving Features

- Superior 2"x4" Exterior Wall Construction with R-13 Fiberglass Batt Insulation, R-49 Fiberglass insulation for Flat Ceilings, R-49 Fiberglass Batt Insulation for any Sloped Ceilings, R-30 Fiberglass Batt Above Garage (If Area Above is Living Area)
- ENERGY STAR® Qualified Therma-Tru Door painted with Sherwin Williams® Super Paint Exterior Satin
- Air Infiltration Package - Plate Sealant & Window Foam Insulator
- Third Party Blower Door Testing, Duct Leakage Testing, Comprehensive Air Sealing, HVAC Heat Loss/Gain Analysis and HERS Rating Completed on Each Home to Ensure Maximum Energy Efficiency is Achieved
- ECOBEE Smart Thermostat Pro
- 4" Merv Furnace Filter

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