

Edgewood: Included Features - Signature II Series

DISTINCTIVE EXTERIORS

- 6' cedar fence with gate
- Aluminum gutters at front elevation
- Finished garage with texture and paint
- Low water - Bermuda Sod at front & rear with rock on side yards
- Irrigation in front and rear yard
- Two hose bibs per plan
- Garage carriage lighting
- Front entry lighting
- Garage door opener with 2 remote units
- Keyless garage door entry
- Brick, stone, or stucco front exteriors (per plan)
- Covered back patio

THOUGHTFULLY PLANNED INTERIORS

- 10ft plate on all first floor
- 8ft interior doors on first floor
- Ceiling fans in owner bedroom and family room
- Secondary rooms blocked & wired for ceiling fans
- 1x4" baseboard and 1x4" casing
- Rocker switches
- Rounded corners
- Utility room includes shelf
- Whole home cabinet hardware
- Blinds on all operable windows

SIGNATURE KITCHEN

- Granite countertops
- Cabinet Bump up and out in Kitchen
- Kitchen island
- 9" deep undermount stainless steel kitchen sink
- Ceramic tile backsplash
- 42" cabinets with crown molding
- Pullout kitchen trash can
- Moen pull-down kitchen faucet
- Hybrid stainless steel dishwasher with hidden controls
- Stainless steel 30" 5-burner range with microwave above

ELEGANT BATHS

- Elongated commodes in all baths
- Oversized walk-in shower at owner bath
- Designer wall mounted vanity lighting
- 42" tall mirrors with polished edge in all baths
- 80" tall glass shower enclosure
- Ceramic tile surround in all baths/showers
- Granite countertops in owner and secondary bathrooms

LOW VOLTAGE

- 30" wiring panel with fiber internet service conduit
- 4 outlets of RG6 (cable) and/or Cat-6 (network),
- Two Cat-6 wired future Wifi antenna location
- Dual Cat-6 network in any standard study
- Wiring for two future home technology wall station
- 8 port gigabit network switch*
- Two wireless access points
- White glove assistance in setup of home technology packages

STRUCTURAL AND MECHANICAL INTEGRITY

- Engineered truss roof system
- Professional Warranty Corporation 10-year structural/transferable warranty
- Dimensional shingles with 30-year warranty
- 10 year limited manufacturer's warranty on windows
- Individually designed and engineered post-tension slab foundations

ENERGY EFFICIENCY — WHOLE HOME CONSTRUCTION

- Each home independently inspected for HERS rating using blower door and duct blaster testing
- Rinnai tankless water heater
- 100% LED Lighting
- Ridge Venting per plan
- Taexx in-wall pest system
- Honeywell digital programmable thermostat
- High performance Low E 366 double pane vinyl windows
- 16 Seasonal Energy Efficiency Rating A/C System
- 4" Allergen Reduction Filters
- Low VOC cabinet finishes, paint and flooring adhesives
- Return air ducts at all main rooms
- Radiant barrier roof decking or equivalent
- R-15 blown-in blanket fiberglass at exterior walls
- R-38 blown-in fiberglass in attic area
- Water softener loop

Please note: base pricing, floorplans, incentives, included features and availability are subject to change without notice. Included and/or standard features may vary depending on community and floorplan. In an effort to continuously improve our product, we reserve the right to make changes to floorplans and specifications without notice. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details. *installed at post close appointment. Updated as of February 2026.



M / I HOMES

Welcome to Better

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INCLUDED CHOICES AT NO ADDITIONAL COSTS

- Choice of brick, stone, and exterior paint
- Choice of 9 different interior paint color selections
- Choice of 8 different tiles for floor in kitchen, baths, utility and entry
- Choice of 6 different included Shaw carpets
- Choice of interior lighting in chrome, brushed nickel, or midnight black finish
- Choice of pull down kitchen faucet finish in chrome, brushed nickel, or matte black
- Choice of round or rectangle undermount sinks in secondary baths
- Choice of 3 different cabinet hardware styles
- Choice of 2 cabinet door styles in 5 stain colors
- Choice of 50/50, 60/40 split or single bowl stainless steel kitchen sink
- Choice of stylish door hardware in oil rubbed bronze or Brushed Nickel
- Choice of 4 different premier granite countertops in Kitchen, owner bath and all secondary baths
- Choice of 4 different bathroom fixtures in chrome
- Choice of ceramic tile kitchen and shower backsplash

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