

E ELIANA

Reserve 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)
8'0" 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)
5" flat base moulding throughout home and 4" casing
6' 8" Hollow core doors throughout home
Schlage® nickel 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
Square sheetrock corners throughout, including windows and garage.

Kitchen

42" upper cabinets with concealed hinges and 3" flat 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® stainless steel 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 nickel, framed enclosure, a tile mud pan and tile surround

36" base cabinets with concealed hinges in all baths
Moen® nickel 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:

30" Structured wiring enclosure
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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M/I HOMES