Eden at Crossprairie

Single Family Home Included Features

M/I HOMES DESIGN STUDIO:

- Design Studio with Samples and Displays
- By Appointment Only
- Selections Made with the Assistance of a Personal Selection Coordinator

DESIGN AND VALUE ADDED FEATURES:

- Ceramic Floor Tile in Foyer, Kitchen, Laundry, and All Bathrooms
- 7/16" FHA 6 lb. Carpet Pad
- Painted Raised Panel Interior Doors and Bi-Folds
- Solid Surface Acrylic Windowsills
- 3 ¼" OG Baseboards Throughout
- Brushed Nickel Doorknobs
- Custom Lighting Package
- LED Lightbulbs for All Interior Standard Lights
- Decora Rocker Light Switches
- Ceiling Fan Pre-Wires (Per Plan)
- 4 RG-6 Quad-Shield Cabled TV Outlets (Per Plan)
- 2 CAT 5 Cabled Telephone Outlets (Per Plan)
- Textured Orange Peel Walls
- Knockdown Texture on All Ceilings
- 2 Hose Bibs and 2 Outdoor Receptacles
- Wood Blocking for Drapery Brackets Around Windows
- Garage Door Openers (Per Plan)
- Embossed Carriage Style Garage Doors
- Coach Light Pre-Wires (Per Plan)
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Landscape Package with Floratam (St. Augustine) Sod
- Automatic Sprinkler System (Per County Code)
- Fiberglass Insulated Entry Doors
- Washer/Dryer Hookup

SAFETY, ENGINEERING, AND CONSTRUCTION FEATURES:

- 14 SEER Energy Star® 3.1 Rated High Efficiency Air Handler and Heat Pump Combination
- Electric Water Heater
- R-38* Fiberglass Ceiling Insulation
- Reflective Solar Roof Decking
- R-9* Core Fill Block Insulation
- R-13* Fiberglass Frame Wall Insulation
- Air Barriers Installed for Improved Energy Efficiency
- Powerful Bath Exhaust Fans
- Mechanical Ventilation System
- Merv 6 Rated Air Filter
- Maintenance Free Aluminum Soffit and Fascia
- 2x4 Studs – 16" on Center on Frame Walls
- Bora-Care® (Termite Treatment) Applied 2' up on First Floor Walls
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- Masonry Block Construction on First Floor

SAFETY, ENGINEERING, AND CONSTRUCTION FEATURES (Cont.):

- Visqueen Barrier Under All Concrete Floors and Garage
- Steel Reinforced Concrete Lintel at Masonry Perimeter Walls
- Brick Pavers at Entry, Entry Walk, Driveway, and Lanai/Patio
- Fungus Resistant Dimensional Shingles
- Low E Insulated Double Pane Windows with Vinyl Frames
- Uponor PEX Piping
- 3 Hinges on All Doors
- Privacy Locks on All Bedroom Doors

KITCHEN AND BATH FEATURES:

- Designer Selection of Wood Front Cabinets
- 42" Upper Kitchen Cabinets
- Granite Kitchen Counters with Stainless Steel Undermount Sink and Pullout Faucet
- Adult Height Granite Master Bath Counters with Undermount China Sink
- Stainless Steel GE® Electric Range
- Stainless Steel GE® Microwave (Vented Outside)
- Stainless Steel GE® Quiet Wash Dishwasher
- ½ HP Disposal
- Icemaker Line
- Moen® Plumbing Fixtures
- Mirror Over All Bath Vanities
- Framed Shower Enclosure in Owner's Bath
- Gerber Lavatories at Secondary Baths

PPEACE OF MIND: M/I HOMES' CONFIDENCE BUILDER PROGRAM:

- Pre-Construction Meeting with Your Personal Construction Supervisor
- Certificate of Quality Inspection Plaque
- New Home Orientation
- Homeowner Service After the Purchase Including a Service Inspection 90 Days After Closing
- Home Builder's Limited Warranty and Manufacturer's Warranties
- The Home Will be Energy Star® 3.1 Certified by a Third-Party Inspector
- The M/I Warranty Commitment for Your Peace of Mind and Added Resale Value

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*R-Value means resistance to heat flow. The higher the R-Value, the greater the insulating power.
Subject to change without notice. Edited on 10/3/2022
M/I Homes builds quality homes in Austin, TX; Charlotte, NC; Chicago, IL; Cincinnati, OH; Columbus, OH; Dallas/Fort Worth, TX; Detroit, MI; Houston, TX; Indianapolis, IN; Minneapolis/St. Paul, MN; Nashville, TN; Orlando, FL; Raleigh, NC; San Antonio, TX; Sarasota, FL; and Tampa, FL.

M/I HOMES