

Heritage: Included Features-Capital Series

DISTINCTIVE EXTERIORS

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

THOUGHTFULLY PLANNED INTERIORS

- 10' plates (or taller) on all first floors
- 8' interior doors
- Ceiling fans in owner's suite and family room
- Secondary Rooms blocked and wired for ceiling fans
- 5" baseboard and 3.5" casing
- Rocker switches
- Rounded corners
- Utility room includes shelf
- Whole home cabinet hardware
- Blinds on all operable windows

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

KITCHEN HIGHLIGHTS

- Granite countertops
- Cabinet Bump up 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

- 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 all bathrooms

LOW VOLTAGE

- Buyer's choice of combination and location of 3 outlets of RG6 (cable) and/or Cat-6 (phone), plus Cat-6 wireless access point location per plan
- Dual Cat-6 network in any standard study
- Wiring for two future home technology wall station
- 8 port gigabit network switch*
- Keyless Garage Door Entry
- Installed Ring ® 8-Piece Alarm Kit, Doorbell, and Interior Camera
- Two wireless access points*
- Two hour post close white glove low voltage appointment

ENERGY EFFICIENCY — WHOLE HOME CONSTRUCTION

- Each home independently inspected for HERS rating using blower door and duct blaster testing
- Each home is ENERGY STAR certified
- Rinnai tankless water heater
- Taexx in-wall pest system
- Low VOC cabinet finishes, paint and flooring adhesives
- ENERGY STAR rated appliances from GE
- 100% LED Lighting
- High performance Low E 366 double pane vinyl windows
- 16 Seasonal Energy Efficiency Rating A/C System
- 4" Allergen Reduction Filters
- 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 May 2023



M/I HOMES

Welcome to Better

Heritage: Included Features-Capital Series

INCLUDED CHOICES AT NO ADDITIONAL COSTS

- Choice of brick, stone and exterior paint
- Choice of paint color for the front door
- Choice of 8 different interior color selections
- Choice of different color, style and size tile floor in kitchen, baths, utility and entry
- Choice of 7 different included Shaw carpets
- Choice of interior lighting in oil rubbed bronze, brushed nickel, black smith or chrome finish
- Choice of four different interior door styles
- Choice of kitchen faucet in oil rubbed bronze, stainless steel, chrome, or matte black
- Choice of 4 different cabinet hardware styles
- Choice of round or rectangle undermount sinks in secondary baths
- 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 2 cabinet door styles and 7 stains
- Choice of 3 different bathroom fixtures in either matte black, brushed nickle, or chrome
- Choice of ceramic tile kitchen and shower backsplash

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 May 2023



M/I HOMES

Welcome to Better