Brownstone Standard Feature List

Foundation and Framing
- Professionally engineered slab
- All wall and ceiling joist are 16” on center
- 2x6 exterior wall framing downstairs
- Double Sheetrock and detached subfloor with Insulation on Adjoining Walls

Exterior Features
- Composition Shingles 30 year-hand nailed
- Custom Mahogany 8’ Decorative door
- 2 Car Garage
- Insulated, Low "E" double-pane windows
- Insulated garage door with opener, keypad
- Coach Lights on garage exterior
- Exposed aggregate, reinforced concrete driveway
- Gutters
- Stained bead-board on patio ceiling per plan
- Stone & Hardi-plank Board & Bat per plan
- Decorative Address Plaque

Interior Features
- Hardwood flooring in Family, Kitchen & Foyer
- Upgraded carpet in bedrooms with 1/2” pad
- Porcelain tile flooring in Utility Room and all Baths
- Crown molding in Living & Master Bedroom
- Unique Custom lighting fixtures
- Almond Decora rocker switches
- Brushed Nickel hardware and hinges on all interior doors
- Kent Moore cabinetry—Snow Drift in Color featuring raised panel doors and European style hidden hinges
- Brushed Nickel Cabinet & Drawer Pulls
- Fireplace with natural gas log-lighter
- Solid 2-panel 8’ doors on all interior doors
- Master-Bed Closet includes a 36” Built-in dresser with four drawers

Kitchen
- Full-extension drawer-slides on all lower drawers
- Granite countertops
- Tiled Backsplash
- Delta Leland Faucet w/Sprayer Brushed Nickel
- Stainless-steel, 10”, double under-mount 50/50 sink
- Under-cabinet lighting
- Built-in Stainless-steel, Kitchen Aid appliances
- Pantry

Master Bath
- Delta Linden plumbing fixtures with brushed nickel finish
- Large 5-foot bath tub with tile deck and surround per plan
- Walk In Shower per plan
- Granite countertops with under-mount sinks
- Granite is polished finish
- Porcelain tile shower (13” or 18”)
- Porcelain tile floor (13” or 18”)
- Custom Framed Mirrors
- Kohler Wellworth White ADA Elongated/Comfort Height toilet

Secondary Baths
- Granite countertops with under-mount sinks
- Granite is polished finish
- Delta Linden plumbing fixtures with Brushed Nickel finish
- Porcelain tile shower (13” or 18”)
- Porcelain tile floor (13” or 18”)
- Custom Mirrors
- Kohler Wellworth White ADA Elongated/Comfort Height toilet

Electrical and Communications
- Pre-wiring for stereo surround sound in family room
- Ceiling fan and light kit included in all bedrooms
- Ceiling fan included in Living room and Patio
- AV Drops in all Bedrooms

Landscaping
- Fully sodded exterior with zoned irrigation surrounding building

Safety and Energy Efficiency
- All homes meet or exceed International energy-efficiency code requirements
- Radiant-barrier roof decking
- J Spider Blown insulation in exterior walls
- R-38 blown insulation in attic
- Rheem Gas Exterior Tank-less water heater
- Hard-wired Smoke detectors
- Alarm system (monitoring additional)
- Trane 14 SEER Air Conditioning
- Honeywell Programmable Thermostat

Warranty
- 1-year Builders Limited Warranty