



STANDARD FEATURES - ADELINE

Interior

Main Level Living with Open Floor plan
 Vaulted entry
 Soaring cathedral vault with beams through living room and kitchen
 Wall of windows in living room
 Direct Vent Fireplace with Manufactured Stone surround and Wood Mantle
 12 x 24 Tile Kitchen Backsplash
 Custom Kitchen Cabinets with 42" uppers, Custom Wood Hood and Hidden Hinges
 Soft Close Cabinet Door and Drawers Throughout
 Stainless Steel Gas Cook top, Wall Oven, Microwave with Trim Kit and Dishwasher
 Large Walk in Pantry
 Icemaker Line
 Air Switch for Disposal
 3 Bedrooms on Main level
 Powder bath on Main level
 Master Bedroom with vaulted ceiling
 Walk-in Master Shower w/fully tiled Walls & Floor and Seat
 12 x 24 Tile in Showers and Baths
 Double Bowl Vanity in Master Bath
 Walk-in Master Closet connects to Laundry
 First Floor Laundry Room includes Folding Counter and Built in Cabinetry
 Tiled Floors in all Baths
 Tiled walls over tub in Hall Bath
 Knock Down Ceilings
 Stainless Steel Appliance Package
 Mudroom with Boot Bench
 Straight Wrought Iron Spindles with Wood End Caps
 5 Cable and/or Cat 5 Phone Outlets
 Separated Master Suite from Secondary Bedrooms
 Matte Black or Satin Nickel Door Hardware and Hinges
 Chase for HDMI Cable from wall jack to TV Above Fire-place
 Framed Mirror in Master Bath

Plate Mirrors in hall and powder bath
 3 car garage
 40 Gallon Water Heater
 Whole House Humidifier
 Attic Chase Pipe for Future Wiring
 Lower Level Stubbed for Bath for future finish
 Sump Pump
 Passive Radon Vent

Exterior

Pre-wired for Garage Door Openers
 Clear span Garage Beam (no post)
 7' Steel Garage Doors
 Stucco and Stone Accent Front
 2 Exterior Water Spigots
 2 Exterior Electrical Outlets
 30 Year Composition Roof
 LP Smart Siding and Trim
 Fully Sod Yard
 14' x 16' Partial Covered Patio on Level Lot

Energy Efficiency

Low E Thermo pane Vinyl Windows
 Whole House Wrap
 Air seal Foam and Caulk Insulation Package
 Insulated Garage Door
 Lennox 80% Gas Furnace & 14 SEER Air Conditioner
 R 38 Attic Insulation

Allowances:

Lighting	\$2,000
Landscape	\$1,500
Appliances	\$4467
Carpet square yard	\$1.83/ft
Tile per foot	\$ 2.50