

LANDSDOWNE II

Standard Features

STRUCTURAL FEATURES

- Concrete driveways
- Standard 16" O.C. 2X4 framing
- Stick built framing

ENERGY SAVING FEATURES

- R-30 fiberglass ceiling insulation
- Energy efficient A/C with heat pump
- Single hung energy efficient windows with insulated glass & screens
- House wrap on exterior walls
- R-19 fiberglass floor insulation
- Energy efficient heat pump
- Continuous ridge ventilated roof system
- R-13 fiberglass wall insulation

EXTERIOR CONSTRUCTION

- Brick veneer foundation
- Fiber cement composition siding
- 6 panel insulated exterior doors with deadbolts
- Masonry front porch with brick edging
- Steel overhead garage doors
- Pressure treated wood deck (per plan)
- Concrete patios (per plan)
- Graded & seeded front & back
- Basic landscape package

PLUMBING FEATURES

- PVC plumbing lines
- 40 gallon water heater
- Ice-maker supply line
- Emergency turn off valve at exposed plumbing lines
- Exterior hose bib
- Fiberglass tubs and showers

FLOORING

- Wall to wall carpet (per plan)
- Ceramic Tile Bathrooms
- Pre-finished hardwood (per plan)
- Vinyl – *Successor Interflex* (per plan)

QUALITY ASSURANCE

- One year builders warranty
- Manufacturer's warranty on appliances, air conditioner compressor, fixtures & equipment
- Comprehensive Homeowners orientation walk-through

ELECTRICAL FEATURES

- All weather front & rear exterior outlets
- GFI receptacles per code
- Security System
- Underground utilities
- 200 AMP underground electrical service
- Ceiling fan/light pre-wired in all bedrooms, great room and bonus room (per plan)
- Exterior front & rear lighting (per plan)
- Telephone jacks – kitchen & master bedroom
- Ceiling fan – great room & master bedroom
- Cable TV jacks – great room & master bedroom

KITCHEN FEATURES

- GE Smooth top self-cleaning free standing electric range
- Stainless steel double bowl sink
- No wax vinyl flooring
- GE built-in dishwasher
- ½ hp. Garbage disposal
- Kitchen cabinets & hardware by Brock Cabinets
- GE Space Saver built in microwave above range

BATHROOM FEATURES

- Fiberglass stall shower - master bedroom
- Jetted bathtub – master bedroom
- Full wall mirror – all baths
- Fiberglass combination tub & shower – hall bath
- Ceramic tile floor – all baths
- Exhaust fan with exterior venting
- Sidewall medicine cabinet

INTERIOR FEATURES

- Vented gas log fireplace with marble hearth & surround, leg mantel
- Elite panel masonite doors with row fingerjoint trim for paint
- Crown molding (per plan)
- Ventilated closet shelving
- Stain resistant carpet
- Lower level laundry rooms
- Smooth finished walls, textured ceilings

We reserve the right to revise, change and/or substitute brands, features, dimensions, specifications, architectural details and designs without prior notice. Any floorplans/illustrations are for discussion purposes only and are not part of a legal contract. Room sizes are estimated. Estimated delivery of new home is approx. 150 days from setting of footers.