

Morningstar

*Features may vary and are subject to change without notice or prior obligation.
Last Updated 5/2/2018*

KITCHEN

- **Built-in Stainless or Slate GE 30" updraft cook top**
- **Built-in Stainless or Slate GE 30" self-clean oven**
- Built-in Stainless or Slate GE 1.8 cubic ft. microwave
- Built-in 3 speed venthood insert w/ lights
- Stainless or Slate GE multi-cycle tall tub dishwasher
- Heavy duty garbage disposal
- Painted / Stained Color Marsh cabinets
- 3cm granite countertops
- Ceramic tile backsplash
- Stainless Steel undermount kitchen sink with vegetable sprayer
- Mohawk Luxury Vinyl flooring
- **Under and over cabinet lighting**
- Stone or raised panel wood breakfast bar
- LED lighting with decorative pendant lighting over breakfast bar
- Stain grade wood pantry door

BATHS

- **3cm granite vanity tops in all baths with undermount sinks**
- **Ceramic tile shower with frameless clear glass surround**
- **Oil Rubbed Bronze Delta decorative faucets with 8 inch spreads**
- Custom built cabinets
- Mohawk Luxury vinyl flooring in all baths
- Hall bath tubs with ceramic tile surround
- **Decorative framed mirrors** with oil rubbed bronze lighting in all baths
- Cultured marble tub in secondary baths with tile surrounds

FORMAL DINING AND STUDY

- Mohawk Luxury vinyl flooring
- **8 ft. tall paint grade wood Study French doors (per plan)**

LIVING AREA AND ENTRY

- Mohawk Luxury vinyl flooring

OTHER INTERIOR FEATURES

- Two tone interior paint
- Orange peel texture on walls and ceilings
- One custom designed ceiling (per plan)
- Security system with keypad
- Pre-wire living room, study, bedrooms and bonus room (per plan) with structured drops for satellite or cable, and home networking with wall plates
- **Pre-wire for surround sound in living room and patio.**
- Heavy-duty pull down stairway to attic
- 10 ft. & 9 ft. high ceiling throughout
- Main water shut-off with individual shut-off at all sinks, commodes and dishwasher
- Protective ground fault circuits in all baths, garage and exterior
- Interior 8ft hollow core doors in main living areas with lever style door handles
- Privacy locks on all baths and bedroom doors
- **Oil rubbed bronze ceiling fans in all bedrooms and living room**
- 4 ½" base boards throughout living, kitchen and bedrooms

ENERGY SAVING FEATURES

- **Energy-saving foam insulation**
- Energy-saving Lennox heating and cooling system (15 SEER) and heat pump
- Energy-saving Low E vinyl windows

- Energy-saving polycel foam sealant used around all bottom and top plates, windows, doors, etc.
- Energy-saving insulated exterior doors with adjustable thresholds
- Energy-saving 50 gallon water heater
- Energy-saving house wrap over OSB

EXTERIOR FEATURES

- Dimensional roof shingles with 30 year limited warranty
- Insulated prefinished steel garage doors with automatic opener and keypad
- Soffit lights on front of the house
- Floodlights on back corners
- 8 ft. tall Fiberglass rear patio doors with full mini-blind insert
- **Brick and stone with two-tone exterior trim**
- Austin stone or sandstone accents
- All weather covered patios with wood or stone columns (per plan)
- Water hose bib on each side of home (4)
- One year full homebuilders warranty
- Ten year Warranty from StrucSure Home Warranty
- Sodded yard with one 4" caliper tree (per lot), flower beds, and automatic sprinkler system with rain sensor
 - Flower beds across front of house with rock edging
 - Up to 30 ft. sodded back yard from rear of house

Buyer _____

Builder _____

Date _____