

SILVER INCLUSIONS Package



KITCHEN

- **Gas line run to Kitchen**
- **Stainless GAS range and over-the-range microwave**
- **Basic knobs on all cabinets**
- 42" MasterCraft Heritage cabinets, Group 4, in a variety of beautiful finishes
- Granite countertops in Kitchen and all bathrooms
- Walk-in pantry per plan
- Recessed can lighting in Kitchen
- Pre-plumbed water line in box for refrigerator in Kitchen
- Oversized center island per plan
- Gourmet stainless double bowl sink
- Rugged garbage disposal 1/3 hp

MASTER BED and BATH

- **Ceiling fan installed in Master**
- Tile backsplash and accent in Master Bath
- Oversize luxury soaking tub per plan
- Tile tub and shower wall surrounds in all bathrooms
- Large walk-in master shower has clear glass door, chrome trim and seat per plan
- Walk-in closet with custom ¾" painted super-shelving in Master Bedroom
- Private water closets feature water-saver toilets, 1.6 gallon, white
- **12x24 or similar quality floor tile in Master Bath**
- Elegant vaulted ceiling in bedrooms per plan
- Dual sinks with single mirrors

INTERIOR

- Gorgeous hardwood flooring in Entry, Kitchen, Hallways and Mud Room
- **Gorgeous hardwood flooring in Dining Room**
- **Trim/doors painted semi-gloss white; handrails, wall caps are stained**
- **Ceiling fan installed in Great Room**
- 36" gas fireplace with tile frame
- Two upper cabinets in Laundry Room
- Basement Bathroom rough-in plumbing
- Plush carpet on main and upper level floors
- Spacious 8' 10" ceilings in full basement (unfinished)
- Durable semi-gloss paint on trim, casings, baseboards and interior doors
- Laundry room conveniently accessible from Master and hall per plan
- Carbon monoxide sensors and hardwired fire alarms
- Tile flooring in Laundry Room
- Accent style, satin nickel door handles
- 12x12 or similar quality floor tile in Hall Bath

EXTERIOR

- **Extended back patio slab, approximately 10'x16' as plan allows**
- 8' fiberglass, insulated 6-panel front door
- Garage door opener installed
- Oversized 5x5 daylight windows in basement with steel window wells
- Front yard landscaping and sprinkler system
- Exterior Latex Paint in designer color packages
- Coach lights with photo eye
- Painted, 16' x 7' paneled metal garage door
- Exterior hose bib, 1 either front or back per plan
- Cat-5 and RG-6 wiring for internet, phone and cable
- Classic front porch provides beautiful curb appeal
- Driveway runs full width of the garage door;
- Digital Setback Thermostat

QUALITY CONSTRUCTION AND ENERGY SAVING FEATURES

- **Enhanced performance direct vent 50 gallon water heater**
- 3.0 Ton Air Conditioner
- 92% Energy efficient furnace
- High impact, 110 mph rated dimensional shingles
- Pre-plumbed radon mitigation vent through roof
- 2x6 Exterior walls, 16" O/C 7/16" OSB Sheathing;
- Exterior sheathed completely with pre-primed, textured, hardboard siding with seamless gutters
- Professionally engineered foundations with balanced footings based on soil reports for each property
- Perimeter drainage into sump pit; window well drains and tie-in to neighborhood underdrain system (flood prevention)
- Doors, windows and penetrations fully foamed and insulation ratings meet or exceed green guidelines
- Double pane, Low-E vinyl windows
- Water saver 1.6 gallon white toilets