

STANDARD FEATURES

CMS Homes offers solid, state-of-the-art construction and classic custom features in all our homes. Below is a list of standard and optional features.

<p>STANDARD FEATURES THROUGHOUT THE HOME:</p> <ul style="list-style-type: none"> • First floor laundry rooms with 220v dryer outlet • 50-gallon gas hot water heater • Painted wood window sills • Elegant white six panel doors and trim • Two car garage prewired for garage door opener • Concrete driveways and 3' private walks • Hydro channel drain tile system with sump basket & pump • Steel overhead garage doors • Two telephone jacks, and two cable television outlets • Upgraded carpet and pad throughout house • Vinyl no wax flooring in all bathrooms • Two coats interior wall paint • Architectural shingles • Wood entry foyer • Seed and straw front, side and rear yard • Professional landscape package • Low maintenance vinyl siding • Enclosed soffits and fascia • Vinyl porch ceilings • Built-in battery backup smoke detectors • Two frost-proof exterior faucets • 200 amp electric service • \$750 lighting allowance • 10 year Limited New Home Warranty • Decorative window grills on the front of your home • Pre-wire for lighting in all bedrooms 	<p>STANDARD FEATURES IN KITCHEN AND BREAKFASTROOM:</p> <ul style="list-style-type: none"> • Choice of custom wood cabinetry by Merillat and long lasting durable Formica countertops • Vinyl no-wax flooring for easy care • Efficient built in G.E. dishwasher • 30"G.E.self-cleaning smooth top range • G.E. space saver microwave • Stainless steel double bowls ink • ½H.P. Disposal <p>STANDARD FEATURES IN MASTER BEDROOM AND BATH SUITE</p> <ul style="list-style-type: none"> • Single lever chrome plumbing fixtures and accessories by Moen • Choice of custom wood vanity cabinets by Merillat • Deluxe elongated stools • Anti-scald pressure balance shower valves • 42"high mirrors above vanities • Cultured marble vanity tops with oval bowls • Spacious closets with low maintenance ventilated wire closets shelving • Luxurious walk-in closet(s) per plan <p>STANDARD ENERGY EFFICIENT PACKAGE:</p> <ul style="list-style-type: none"> • R13 system (O.S.B. sheathing with R-13 batts). • R-30 blown ceiling insulation • Double Glazed insulated vinyl windows • Steel insulated exterior doors • Double glazed insulated vinyl patio doors 	<p>OPTIONAL FEATURES:</p> <ul style="list-style-type: none"> • Crown molding • Chair rail • 9' first floor ceilings • Atrium type doors • Patios • Jetted tubs • Gas hook-up for dryer • Bay windows • Plant shelves, where permitted • Intercom system • Spindle stair rail systems • Upgraded front entry door • Pre-fab fireplace • Direct vent gas fireplace • Low-E windows • Plumbing rough-in for basement bathrooms • Walk-out lower level, where lot permits • Fully sodded yards • 3 car garage • Tile floors • Decks/Screened-in porches • 9' foundation pour • Custom paint colors • Designer ceilings • Built-in book cases • Upgraded insulation system • Stain wood trim package • Digital & programmable thermostat • Vaulted ceilings • Upgraded cabinets including staggard cabinets and crown molding. • And many more!
---	---	--