

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.

STANDARD FEATURES THROUGHOUT THE HOME:

- First floor laundry rooms with 220v dryer outlet
- 50-gallon elect. 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 yard
- 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
- 1-10 Limited New Home Warranty
- Decorative window grills on the front of your home
- Pre-wire for lighting in all bedrooms

STANDARD FEATURES IN KITCHEN AND BREAKFASTROOM:

- 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
- ½ H.P. Disposal

STANDARD FEATURES IN MASTER BEDROOM AND BATH SUITE

- 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

STANDARD ENERGY EFFICIENT PACKAGE:

- **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

OPTIONAL FEATURES:

- 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!