

# 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><b>STANDARD FEATURES THROUGHOUT THE HOME:</b></p> <ul style="list-style-type: none"> <li>• First floor laundry rooms with 220v dryer outlet</li> <li>• 50-gallon gas hot water heater</li> <li>• Painted wood window sills</li> <li>• Elegant white six panel doors and trim</li> <li>• Two car garage prewired for garage door opener</li> <li>• Concrete driveways and 3' private walks</li> <li>• Hydro channel drain tile system with sump basket &amp; pump</li> <li>• Steel overhead garage doors</li> <li>• Two telephone jacks, and two cable television outlets</li> <li>• Upgraded carpet and pad throughout house</li> <li>• Vinyl no wax flooring in all bathrooms</li> <li>• Two coats interior wall paint</li> <li>• Architectural shingles</li> <li>• Wood entry foyer</li> <li>• Seed and straw side and rear yard</li> <li>• Sod front yard</li> <li>• Professional landscape package</li> <li>• Low maintenance vinyl siding</li> <li>• Enclosed soffits and fascia</li> <li>• Vinyl porch ceilings</li> <li>• Built-in battery backup smoke detectors</li> <li>• Two frost-proof exterior faucets</li> <li>• 200 amp electric service</li> <li>• \$750 lighting allowance</li> <li>• 1-10 Limited New Home Warranty</li> <li>• Decorative window grills on the front of your home</li> <li>• Pre-wire for lighting in all bedrooms</li> </ul>	<p><b>STANDARD FEATURES IN KITCHEN AND BREAKFASTROOM:</b></p> <ul style="list-style-type: none"> <li>• Choice of custom wood cabinetry by Merillat and long lasting durable Formica countertops</li> <li>• Vinyl no-wax flooring for easy care</li> <li>• Efficient built in G.E. dishwasher</li> <li>• 30"G.E.self-cleaning smooth top range</li> <li>• G.E. space saver microwave</li> <li>• Stainless steel double bowls ink</li> <li>• ½H.P. Disposal</li> </ul> <p><b>STANDARD FEATURES IN MASTER BEDROOM AND BATH SUITE</b></p> <ul style="list-style-type: none"> <li>• Single lever chrome plumbing fixtures and accessories by Moen</li> <li>• Choice of custom wood vanity cabinets by Merillat</li> <li>• Deluxe elongated stools</li> <li>• Anti-scald pressure balance shower valves</li> <li>• 42"high mirrors above vanities</li> <li>• Cultured marble vanity tops with oval bowls</li> <li>• Spacious closets with low maintenance ventilated wire closets shelving</li> <li>• Luxurious walk-in closet(s)per plan</li> </ul> <p><b>STANDARD ENERGY EFFICIENT PACKAGE:</b></p> <ul style="list-style-type: none"> <li>• <b>R13</b> system (O.S.B. sheathing with R-13 batts).</li> <li>• R-30 blown ceiling insulation</li> <li>• Double Glazed insulated vinyl windows</li> <li>• Steel insulated exterior doors</li> <li>• Double glazed insulated vinyl patio doors</li> </ul>	<p><b>OPTIONAL FEATURES:</b></p> <ul style="list-style-type: none"> <li>• Crown molding</li> <li>• Chair rail</li> <li>• 9' first floor ceilings</li> <li>• Atrium type doors</li> <li>• Patios</li> <li>• Jetted tubs</li> <li>• Gas hook-up for dryer</li> <li>• Bay windows</li> <li>• Plant shelves, where permitted</li> <li>• Intercom system</li> <li>• Spindle stair rail systems</li> <li>• Upgraded front entry door</li> <li>• Pre-fab fireplace</li> <li>• Direct vent gas fireplace</li> <li>• Low-E windows</li> <li>• Plumbing rough-in for basement bathrooms</li> <li>• Walk-out lower level, where lot permits</li> <li>• Fully sodded yards</li> <li>• 3 car garage</li> <li>• Tile floors</li> <li>• Decks/Screened-in porches</li> <li>• 9' foundation pour</li> <li>• Custom paint colors</li> <li>• Designer ceilings</li> <li>• Built-in book cases</li> <li>• Upgraded insulation system</li> <li>• Stain wood trim package</li> <li>• Digital &amp; programmable thermostat</li> <li>• Vaulted ceilings</li> <li>• Upgraded cabinets including staggard cabinets and crown molding.</li> <li>• And many more!</li> </ul>
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