



STANDARD FEATURES

STANDARD FEATURES THROUGHOUT THE HOME:

- First floor laundry rooms with 220 dryer outlet
- 50-gallon gas hot water heater (if gas is available)
- Painted wood window sills
- Elegant white six panel doors and trim
- Two car garage pre-wired 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 disturbed area up to 10,000 sq. ft.
- Professional landscape package
- 6" Gutters
- 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 Home Buyer Warranty.
- Decorative window grills on the front of your home
- Pre-wire for lighting in all bedrooms

STANDARD FEATURES IN KITCHEN AND BREAKFAST ROOM:

- Choice of custom wood cabinetry 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
- 1/3 H.P. Disposal

STANDARD FEATURES IN MASTER BEDROOM AND BATH SUITE

- Single lever chrome plumbing fixtures and accessories.
- Choice of custom wood vanity cabinets.
- Deluxe elongated stools
- Deluxe marble tub with separate shower (most plans)
- 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
- Elegant tempered picture window above tub (most plans)
- Luxurious walk-in closet(s) per plan

STANDARD ENERGY EFFICIENT PACKAGE:

- R-13 Batts with O.S.B. sheathing and house wrap
- R-30 blown ceiling insulation
- Double Glazed insulated vinyl windows
- Double glazed insulated vinyl patio doors

MISC. EXTERIOR

- Up to 17' x 37' of driveway/apron (2 car)
- Up to 50' water and electric trenching
- Street Bores not included
- Site preparation not included.

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, crown molding etc. and many more!

Standard Features are subject to change without notice. We reserve the right to substitute materials and components of comparable quality.
12/11/23

CMS
Homes, LLC