



## STANDARD FEATURES

### STANDARD FEATURES THROUGHOUT THE HOME:

- 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 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 side and rear yard
- Sod front 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
- \$1,000 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 BREAKFAST ROOM:

- Choice of custom wood cabinetry by 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 by Moen
- Choice of custom wood vanity cabinets.
- 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 closet 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
- Low E Windows
- 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
- Plumbing rough-in for basement bathrooms
- Walk-out lower level, where lot permits
- Fully sodded yards
- 3 car garage
- Garage door opener
- 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 staggered cabinets and crown molding
- 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