



The Farm

Architectural Features

- Hardiplank lap siding with 30-year warranty
- Hardi architectural accents or cedar shake (per plan)
- Masonry façade foundation
- Concrete or wood covered porches (per plan)
- Fiber-cement, composite or wooden columns (per plan)
- Painted wood handrails
- 30-year architectural shingles
- Full gutters at all horizontal eaves
- Decorative shutters (per elevation)
- Fir Grain stained or painted fiberglass energy efficient front door
- Energy efficient fiberglass exterior doors
- Carriage house style energy efficient garage doors with openers
- Broom finished exterior concrete surfaces (per plan)
- Covered porches (per plan)
- Beaded plywood porch ceiling

Interior Features

- 9' ceilings throughout the home
- Hardwood floors (3/4" red oak) in main living areas, powder, kitchen and master bedroom
- Hardwood stairs with square wood spindles
- Shaw Ride It Out carpet in secondary bedrooms and bonus room
- Tile flooring in full bathrooms and laundry room
- Craftsman style trim
- 5 ¼" baseboards on main level
- 5 ¼" crown molding in all rooms on main level (other than laundry and closets)
- 6'8" hollow core doors with 3 ½" casing
- 5 ¼" baseboards on second level
- 5 ¼" crown molding in all rooms on second level (other than closets)
- Wire closet shelving throughout the home and pantry
- Ventless 36" or 42" gas log fireplace with mantel (per plan)

- Media outlets above fireplace (per plan)
- Lighting per plan with decorative fixtures
- Prewired for cable TV in all bedrooms and great room
- Phone jack in kitchen
- Smoke and carbon dioxide detectors
- Brushed nickel door hardware
- Prewired for ceiling fans in bedrooms and great room
- Toggle style electric switches
- Flat interior paint with 3 wall colors, 1 ceiling and closet color, and 1 trim color

Kitchen Features

- Painted or stained wood cabinets with 42" tall upper cabinets and soft close drawers
- Granite countertops
- Tile backsplash
- Under cabinet lights
- Stainless steel appliances
- Stainless steel undermount sink
- Garbage disposal
- Pre-plumbed refrigerator connection
- Recessed lights
- Delta single hole brushed nickel faucet

Master Bath Features

- Ceramic tile floor
- Tile shower with glass enclosure
- Garden tub with tile surround (per plan)
- 36" tall stained or painted vanities
- Granite countertops with under mounted sink bowls
- Delta Brushed nickel faucets with 8" spread
- Comfort height toilet
- Matching bath accessories
- Light fixtures over mirrors

Secondary Bath Features

- Ceramic tile floor
- Tile shower with glass enclosure
- 36" tall stained or painted vanities
- Granite countertops with under mounted sink bowls
- Delta Brushed nickel faucets with 8" spread

- Light fixtures over mirrors
- Standard height toilets
- Matching bath accessories

Power Room

- Hardwood floor
- Pedestal sink
- Delta brushed nickel faucet with 8" spread
- Comfort height toilet

Laundry

- Tile Floor
- Stained or painted upper cabinets (per plan)
- Dryer vented on the outside

Energy Features

- Energy efficient double pane windows
- 14 SEER HVAC electric cooling
- Natural gas furnace on main level
- Heat pump 2nd floor
- Energy efficient tank-less gas water heater
- Fiberglass insulation- R13 in all exterior walls, R19 subfloor, and R38 ceiling insulation

Landscaping

- Sodded yards in front and 2 sides, seed and straw in back
- Plants, trees, shrubs, and mulch included (per master plan design)
- Underground utilities
- Mailbox

Home Warranty

- One-year workmanship home warranty
- Two-year systems warranty
- Ten-year structural warranty
- Manufacturers' warranty on all appliances and windows