

PHASE II DESIGN FEATURES

Exterior

- English style oversized, tumbled brick
- European style simulated divided light casement windows with Low E insulated glass
- Brick pavers at front entries
- Traditional Tudor style solid wood front door
- Baldwin entry door hardware
- Traditional half-round gutters
- Wood deck or landscaped brick courtyard, per plan

Distinctive Interiors

- 10' ceilings on the main floor; 9' ceilings on the second floor
- Raised granite hearth with 42" gas fireplace
- Painted solid shelving and chrome closet rods at all closets
- Master closet to include custom shelving
- Solid 7' two panel interior doors
- Baldwin door hardware throughout
- Lighting allowance for decorative interior electrical fixtures
- Hardwood and carpet flooring
- Ceramic tile in laundry and bathrooms
- Crown moulding throughout

Gourmet Kitchens

- Granite kitchen countertops
- Ceramic tile backsplash throughout the kitchen
- Custom cabinetry selection with custom hood
- Pull-out trays in selected cabinets
- Under the cabinet lighting
- Appliance package to include: gas cooktop, convection wall oven, microwave/convection oven, dishwasher, disposal, and wine reserve
- Prep sink in either the kitchen island or wine area (unit specific)
- Walk-in pantry (Cotswold)

Baths

- Custom cabinetry selections
- Granite countertops in master bath and powder room
- Cultured marble countertops in secondary baths
- Jetted Air tub in master bath
- Two shower heads in master bath

- Semi-frameless glass shower door in master bath
- Decorative plate glass mirrors with beveled overlay in baths
- Powder room mirror allowance
- Furniture-piece vanity in powder room
- Elongated bowl toilets
- Decorative faucets throughout
- Decorative bath accessories
- Ceramic tile bathroom floors and tub/shower surround

Modern Technology for Today's Lifestyles

- Ceiling fan outlets provided in all bedrooms
- Garage door opener with multiple remote controls and an exterior keypad
- Cable TV outlets in bedrooms, master bath, kitchen, living room, and family room
- Under the cabinet dust pan vacuum in the kitchen
- Security system
- Stereo pre-wire
- Smoke detectors
- Laundry room includes custom cabinetry and solid surface countertops
- Energy efficient heating and cooling systems
- 75 gallon energy efficient gas water heater
- Walk-up attic storage and/or attic bonus room over the garage per plan

Quality Construction for Ease of Maintenance and peace of Mind

- 3000psi concrete continuous footings
- Poured concrete foundations
- Sealed crawlspaces
- 8" masonry partition wall for sound attenuation
- Insulated wood frame construction
- Floor framing system designed to reduce floor vibration and noise transfer
- Architectural 30yr Class "A" fire rated roof shingles
- Custom exterior millwork
- Insulation: ceilings, exterior wall, and specified interior walls for sound attenuation

**Information above is based on current development plans as of October 2005 and is subject to change without notice.*

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