

## SEA STAR COTTAGES INCLUDED FEATURES

### INTERIOR APPOINTMENTS

- Front door chime
- First-floor powder room & laundry
- Brushed nickel lighting package (baths are chrome)
- Pre-wired outlets for phone/cable (8 locations)
- Volume 9-foot ceilings (first floor)
- 2-panel wood grained painted doors
- Brushed nickel lever door hardware
- 3 ¼" beaded window casing and 4 ¼" base molding
- McCormick low VOC paint (White Shadow/Super White)
- Ventilated vinyl-coated wire closet shelving
- Washer/Dryer hook-up with exterior vent
- Smoke detectors
- Solid oak stained rails w/custom stain colors

### ENERGY STAR® EFFICIENT KITCHENS

#### All Appliances including:

- GE ENERGY STAR® 21CF Refrigerator with icemaker
- GE ENERGY STAR® Dishwasher
- GE Smooth Top Electric Range
- GE Microwave vented to the exterior
- Ceramic tile backsplash (choice of 6 colors)
- Granite countertops (choice of 7 colors)
- BADGER 1 Garbage Disposal
- Moen Brantford with sprayer
- Recessed lighting in kitchen and hallways (per plan)
- Designer 42" Maple cabinets (choice of colors)
- Double bowl or deep single bowl stainless steel sink

### TO ASSIST IN CUSTOMIZING YOUR HOME

#### ~ ADDITIONAL OPTIONS AVAILABLE ~

- 4<sup>th</sup> Bedroom suite with rooftop deck
- Choices of hardwood, carpet and ceramic tile floors
- Upgraded cabinet and granite choices
- Oak stairs from first to second floor/ fireplace
- Our special personalization program – your own choices!

### BATH AND POWDER ROOM FEATURES

- 36" comfort height owner's bath vanity
- Resilient flooring in all baths
- Ceramic tile walls in all full baths
- Owner's shower includes shower seat and tiled floor
- Pedestal sink in powder room
- Moen Brantford faucets & hardware in all baths

### EXTERIOR FEATURES FOR MAXIMUM CURB APPEAL

- Lawn mowing included in HOA dues (opt-in required)
- 30-Year architectural shingles
- 24' wide 2-car garage w/ raised panel steel garage door (per plan)
- Garage door opener w/ keyless entry pad & 2 remotes
- 2-covered electrical outlets and 1 hose bib
- Front vinyl fence between homes with 3' gate
- Fully sodded yards with front landscape package (per plan)
- 8'x24' Front porch

### ENERGY EFFICIENT FEATURES

- NGBS™ and ENERGY STAR® Certified
- Tyvek Building Wrap for air and water barrier
- Energy-efficient 55-gallon water heater
- 200 AMP power service/energy-saving LED light bulbs
- Double-pane insulated Low "E" DP50 windows
- High-efficiency 15-16 SEER HVAC unit
- High-efficiency insulation package with 2 x 6 exterior walls
- R-21 Fiberglass in walls
- R-38 in attic
- R-30 in attached garage ceilings
- 2 HONEYWELL programmable thermostats

### INCLUDED FLOORING IN YOUR COTTAGE

- Luxury Vinyl Plank (LVP) flooring in major traffic areas
- Carpet in bedrooms
- Luxury resilient flooring in all bathrooms and laundry room