

AMENITIES INCLUDE:

- Hickory Pecan Hardwood Flooring
- Hickory Pecan Staircase Treads & Risers
- Built-in Maple Cabinetry
- Granite & Tile Counter Tops & Back Splashes
- Tiled Wall Wainscoting in all Bathrooms
- NS Ceramics Designed Tile
- Oak Post & Picket Craftsman Style Stair Banister
- 7” Baseboards
- 9’ Ceilings downstairs
- Wood & Aluminum Clad Sierra Pacific Craftsman Style Casement Windows
- Correct “Push-Out” Operation, Friction Hardware & Wood Screens
- Solid Core 1 3/4” Doors - 8” Doors downstairs / 7’6” Doors upstairs
- Emtek Door Hardware Locks & Hinges
- Wood Mirror Wardrobe Doors
- Bedroom Closet Organizers Including Dresser Drawers in Master Bedroom
- Dry-Stacked Stone Fireplace Fascia in Family Room
- Wood Sectional Garage Door w/ Lift Master Automatic Opener
- Gas Furnace Heating & Air Conditioning
- Upgraded Front Porch Railings & Banisters
- Hunter Douglas Window Coverings Through Entire House
- 5 Ceiling Fans
- Fireplace Inserts
- Reverse Osmosis Water Filter
- Cabinets & Shelving in Garage
- Professionally Landscaped Backyard (includes watering system & slate cover of patio)

PLUMBING:

- Kohler Sinks, Tubs, Toilets—Stainless Steel Kitchen Sink
- Sunrise Specialty Claw Tub in Master Bathroom
- Clear Glass Tub & Shower Enclosures
- Grohe Fixtures
- Tank-less Water Heater
- Water Softener
- 2 Gas Wood Burning Fireplaces

ELECTRICAL:

- 200 AMP Main Panel
- Decora Switches & Plugs
- Recessed Can Lighting
- Bedrooms Feature Independently Switched Ceiling Lights for Reading
- Security System Installed on all Windows & Doors
- Each room Pre-wired for Network Connectivity (Phone/ Cable/ Data)
- Lighted Street Address
- Custom Lighting Fixtures
- Pre-wired Surround Sound System in Family Room

STAINLESS STEEL APPLIANCES:

- 48” KitchenAid Side-by-Side Built-In Refrigerator w/ Indoor Ice & Water Service
- KitchenAid Double Built-In Oven w/ Convection Oven Capabilities
- Kitchen Aid Microwave Mounted Low & Out of Sight
- Kitchen Aid 5 Burner Cook Top w/ Retractable Vent System

INCLUDED WITH HOME OWNERS ASSOCIATION:

- ⇒ Fire Insurance (Excluding Contents)
- ⇒ Exterior Paint
- ⇒ Exterior Stone
- ⇒ Wood Fencing
- ⇒ Stucco & Paint of the Concrete Block Wall
- ⇒ Roof Architectural Asphalt Composition Shingles
- ⇒ Paver Driveway & Walkways
- ⇒ Mailbox Wood Posts & Maintenance
- ⇒ Common Area Power & Lighting
- ⇒ Professionally Designed Landscaping & Installed Common Area Irrigation System
- ⇒ Plant Loss Replacement
- ⇒ Common Area Water
- ⇒ Minor Repairs to Common Area & Exterior of Home
- ⇒ Pest Control Inspection Reports
- ⇒ Professional Reserve Study Analysis Every 3 Years. Insures Sufficient Home Savings for Projected Expenses Down the Road

MONTHLY ASSOCIATION FEE : \$276