



#### FIRST IMPRESSIONS

- A whole community approach to design – to be architecturally detailed from all angles.
- Native signature oak trees maintained throughout the site, including 3 large live Oaks shading the front entrance.
- Lavish landscaping with many new specimen trees.
- Open site plan which creates building separation.
- Active planned pedestrian friendly community locates Lake Perch, Kady Way Trail or Goldenrod Park at the front door.
- Tastefully planned exterior color schemes with variation from building to building.
- Fully fenced community with limited access through well lit non-gated entrances.
- Covered balcony off the main living space in all homes.

#### SAFE AND SOUND

- Designed to wind loads of 130 MPH.
- Fire sprinklers installed throughout
- Hard wire smoke and carbon-monoxide detectors in all homes with battery backup.
- Green buildings use less toxins and improve the quality of the air you breath.
- Decorative exterior lighting at all front entries and pathways, with well lit center courtyard.
- Centrally located mail kiosk for the entire community to share.
- Fiberglass front doors with peepholes and a row of upper windows for natural light that swing out for maximum protection against high winds.

#### MAKING LIFE SIMPLE

- Linen closets in all homes with built in shelving.
- Cable outlets in living room, family room, and all bedrooms.
- Wired with CAT 5 for whole house data and digital telephone connectivity
- Site lighting controlled by photocell and managed by the home owners association.
- Convenient visitor's parking.
- Landscape, irrigation, and common area maintenance managed by professional third-party management company.

- Energy rating of = <70% of the average energy used in an American home.
- Conveniently located to existing infrastructure, transit, public space, and basic community resources.
- Native trees preserved and erosion control plan established through construction.
- Healthy materials used in construction of homes.
- Reasonably sized living spaces.
- Landscape designed to be compatible with local environment, minimize water use and maintenance.
- Efficient 14 SEER HVAC unit with 7.8 HSPF. HVAC system is properly sized by a PE and ductwork is sealed with Mastic.
- Low E insulated windows (U-value of 0.35 and SHGC of 0.33) all with window screens.
- Low flow showerheads that work!
- Single lever faucets in bathrooms and kitchen.
- Low flow toilets, with optional dual flush.
- ¼ turn armored water supply lines decrease chance of leaks.

#### DESIGN AND CONSTRUCTION

- Streamlined factory built construction.
- Enclosed garages with 7' carriage doors with a row of glass windows to allow natural light. (all homes)
- Oversized or tandem garages provide additional space for storage (some homes)
- Over-height 9 ft. ceilings on all main floors.
- Liners and decorative casing on all windows.
- 6-panel swing doors throughout with levered knobs.
- Easy clean Nafco floor tiles in all "wet" areas.
- Large, double hung windows for easy cleaning.
- 30 year architectural asphalt shingles.
- Combination of exterior finish to include low maintenance and durable hardi-plank siding and cementitious coating.
- Masonry construction on exterior walls of all ground floor units.
- Foam-fill insulation on all ground floor masonry walls. (R-14)
- R-30 insulation in all attic ceilings.
- R-19 insulation separates homes and garage ceilings.
- R-13 insulation on all exterior walls.
- All homes inspected by a third party to ensure insulation has been installed properly.

- Custom, hard-wearing stylish wood stained cabinetry elegantly matched with brushed stainless steel pulls.
- Convenient cabinet features include a bank of drawers and 42" over height upper kitchen cabinets.
- Walk in pantry available (some homes)
- Bar height seating in kitchen (some homes)
- Laminate or solid surface countertops with tile backsplash.
- Dual stainless steel kitchen sink including a small high sink with garbage disposal and a large deep main sink with a convenient pull-out vegetable spray.
- Stainless steel or Black Energy Star appliances:
- Side-by-side GE refrigerator with built in icemaker.
- Self Cleaning GE Gas Range with autostart.
- Built-in GE Energy Star Microwave with built in hoodfan.
- Four cycle GE dishwasher.
- Well positioned canned overhead lighting.

#### BATHS

- Private Master Bath with walk-in shower, glass shower doors, dual sinks, and polished chrome accessories.
- Stylish wood stained cabinetry elegantly matched with brushed stainless steel pulls.
- Family bathrooms equipped with fiberglass bathtubs with easy-clean shower surround.
- Full-width vanity mirror with cosmetic lighting.

#### CUSTOM CHOICES:

- Flexible floor plans – allow you to choose the layout that best meets the need of your family.
- Upgraded designer interior finish packages to include ceramic tiles in foyer, kitchen and baths, wood laminate floor throughout 2<sup>nd</sup> floor living area, upgraded cabinets, full height ceramic backsplash in kitchens, upgrade to shower surrounds in baths and showers, and HD laminate countertops or solid surface selection.
- Save water with low flow, dual flush toilets.
- Energy Star lighting package
- Stainless steel appliance package
- Garage door opener with remote keypad
- Digital programmable thermostat
- Stacked Energy Star Washer and efficient dryer by GE.
- Security system
- All bedrooms and living space wired for dual switch fans with light kits.
- Fans with light for bedrooms and living spaces.

#### ECO-FRIENDLY

#### KITCHENS

The developer reserves the right to make modification and changes should they be necessary.