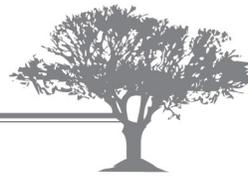


STANDARD FEATURES

GARNER RIDGE

EST. 2018



EXTERIOR CONSTRUCTION

Covered front porch or entry (per plan)
10x12 concrete patio (wood deck on basement home sites)
Two or three-car garage (per plan)
Brick front elevation (per plan)
3 Tab fiberglass weathered wood shingles with 20 year warranty
Professionally landscaped yards w/sod on 4 sides
Board & Batten Shutters w/Window Pediments or Brick Jack Arches (per plan)

ENERGY SAVING FEATURES

Low E maintenance free vinyl windows in almond w/grills on front
Insulations: R-38 ceiling, R-13 walls (Higher than required code)
Dual 14-seer HVAC systems—Trane with Gas Heat
Two programmable thermostats
Low flow elongated toilets
Stainless steel ENERGY STAR Whirlpool appliances
50 gallon high efficiency water heater

BATHROOM DETAILS

Satin nickel fixtures—8" spread master faucets only
Tile shower surround in master bath with shampoo niche
Frameless shower enclosure in master bath
Fiberglass soaking tub in master with tile surround
One piece fiberglass tub/shower in secondary baths
Cultured marble vanity tops in all baths w/under mount square sinks
Pedestal sink in half bath (per plan) (Vanity on Addison II half bath)

ELECTRICAL FEATURES

200 main panel box
Satin nickel lighting package
TV wire conduit tube above family rm fireplace & loft wall (per plan)
Pre-wired for cable and outlet to mount wall tv in master
Flood lights in front and rear for added security
Ceiling fan w/light kit in master, family rm & covered porch (per plan)
Pre-wired for ceiling fans in all bedrooms and loft (per plan)
Pre-wired for cable in bedrooms (RG-6)
Security system w/1 keypad installed (pre-wired for master keypad)
Recessed can lighting in kitchen & above master shower
Garage door opener(s) installed

NEIGHBORHOOD AMENITIES

Underground Utilities & Sidewalks
Community Kiosk with secured mailboxes

INTERIOR APPOINTMENTS

Smooth 9' ceilings on first floor and second floors
42" Direct vent fireplace with marble surround and gas logs
Optional built-in bookcases (per plan)
Optional lockers in mud area (per plan)
Two-Story Family Room w/Pediments Around Windows (per plan)

GOURMET KITCHENS

36" Staggered maple cabinets with crown trim
Cabinet hood over cooktop vented to outside
Granite countertops (6 colors to choose from)
Single bowl under mount stainless steel sink with garbage disposal
3x6 Subway tile backsplash
Stainless steel whirlpool 5-burner gas cook top, double wall ovens, built-in microwave and dishwasher w/hidden controls
8-9 ft gourmet islands w/breakfast bars featuring furniture legs
Pull-out trash cabinet with dual waste baskets

CUSTOM TRIM

Crown molding in foyer, formal living room, two-story family room, kitchen, formal dining room, upper hallway and master tray ceiling
5 1/4" baseboards in main level, hall and master
Custom trim detail in formal dining room
Pediment window/doorway trim in foyer and formal dining room
Satin nickel door knobs
Open rail staircase w/craftsman style newel posts and iron spindles
Two-panel smooth finish doors

FLOORING FEATURES

Hardwood—foyer, kitchen/breakfast/extended foyer & powder
Carpet—bedrooms, family, dining and living rooms, stairs
Tile—all baths
Vinyl—laundry

PAINT

Quality Sherwin Williams Paints—10 Exterior Paint Schemes
Interior Walls—SW8913 Botany Beige or SW7029 Agreeable Gray
Interior Ceilings—Same as walls
Interior Trim—SW7006 Extra White or SW7009 Pearly White

WARRANTY

1 Year Builder and 2-10 Structural Warranty



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The above information is believed to be accurate, but not warranted. Prices are subject to change.



RE/MAX
Legends



9-16-19