

Green Gables Reserve Paired Homes

INCLUDED FEATURES



HOUSEWORKS

ENERGY EFFICIENCY

- **Energy Star® Certified**
- **Independently HERS rated**
- Low-E dual-pane windows
- High efficiency Ergo height elongated toilets
- Rain-sensing irrigation system
- PEX plumbing
- Recycled/recyclable carpet
- Low-VOC (volatile organic compound) interior paint
- Advanced framing 2x6 exterior walls with blown cellulose insulation (R-21)
- Complete foam seal
- Weather resistive barrier
- Insulated basement walls
- 91% efficient furnace
- 5-2 programmable thermostat
- 100% CFL light bulbs (LED optional)
- Energy Star® rated Whirlpool® appliances
- Power direct vent 48 gallon water heater
- Moen Brantford Watersense® chrome faucets
- Whole house ventilation fan for indoor air quality
- Pre-wired for ceiling fans at master bedroom
- Soffit vents include 24" attic baffles

EXTERIOR DETAILS

- Class A shingle roof with ice and water shield – 30 year warranty
- Fiber cement siding by James Hardie®
- 8 foot Fiberglass insulated entry door with Schlage® stainless steel handle
- Garage coach lights
- 8 foot garage door
- One frost free exterior spigot at private yard
- Two water-proof 110 outlets one at front & one at side yard
- Private landscaped side yard with 5ft privacy fence

DESTINCTIVE INTERIOR DETAILS

- 9 foot ceilings throughout main floor
- Oak engineered laminate flooring at entry
- Knockdown textured walls and ceilings with square corners
- Schlage® brushed nickel door knobs
- Brushed nickel lighting with recessed can lights (per plan)
- Main floor powder bath with pedestal sink (per plan)
- Chrome Moen® faucets throughout
- Six panel white colonist interior doors
- Wood window sills at operable windows
- 2x2" painted wood stair railing (per plan)
- 13"x13" ceramic tile flooring at laundry room, powder bath and secondary baths
- Ceramic 6"x6" tile surround at secondary showers and tubs
- 2" faux wood window blinds

LUXURIOUS OWNERS SUITES

- Deluxe Shower Bath™ with beveled edge mirror, designer lighting and private water closet (per plan)
- Spacious walk-in shower with seat
- Chrome shower enclosure with clear glass
- Mirrored medicine cabinet
- 13"x13" ceramic tile flooring
- 6"x6" ceramic wall tile at shower surround
- Spacious walk-in closet

DESIGNER KITCHENS

- Merillat® 42" birch upper cabinets with recycling center
- Oak engineered laminate flooring at kitchen and nook
- Energy Star® Whirlpool® stainless & black smooth top range, microwave vented to exterior and dishwasher
- Slab granite counters with standard edge and 4" backsplash (select colors)
- Stainless steel under mount double basin sink
- Moen Integra® chrome faucet with pull out sprayer
- 1/3 HP garbage disposal
- Icemaker line to refrigerator
- Pantry with dust free wire shelving

QUALITY CONSTRUCTION

- Unfinished basement with 9 foot ceilings
- Engineered floor systems with I-joists for quiet performance
- R-38 blown cellulose at attic
- R-21 blown cellulose exterior wall insulation
- R-11 at basement
- Smoke detectors in all bedrooms and on each floor
- Carbon monoxide detectors
- High tech wiring package with 2 CAT 5-phone and 2 RG6-cable in select areas
- GFI outlets in kitchen, baths, basement, garage and exterior
- Passive soils gas mitigation system
- Sump pit
- Individually engineered foundations for site specific soil conditions
- 10-year Limited Structural Warranty plus 1 year Workmanship & Material and 2-year Mechanicals