



CONCERT SERIES STANDARD FEATURES

ARCHITECTURE

- BCI floor joists or equivalent
- 2 x 4 and 2x6 combination wall construction (per engineered plan)
- Tongue and groove floor construction - glued and ring shank nailed
- 4000 PSI concrete mix for exterior flatwork - Sealed for longevity
- Cold cellars under front porches (size per plan)
- 8' foundation walls
- 2-story unfinished basements with option to finish - Stairway to basement unfinished
- Ramblers include finished basements - triple sill plate
- Triple sill plate on optional finished basements in two stories
- Covered patio (sized per plan)

EXTERIOR FINISHES

- Choice between group 01 brick or group 01 artificial stone - excluding drystack
- Low maintenance aluminum soffit and fascia at roof eaves
- Therma Tru 3' x 6'8" front door - included styles may vary by elevation
- Dead bolts on all exterior swinging doors
- Covered front porch with columns (per plan/elevation)
- 30 year architectural shingles
- Gutter coverage per plan
- White double sliding glass door in the dining nook - as plan allows
- Landscaping included - inclusions and locations determined by community

GARAGES

- Generously sized garages - per plan
- Clopay, Classic, white, uninsulated garage doors with no windows - may vary by elevation
- 16' wide by 8' tall garage door (sized per plan)
- My Q enabled "smart" garage door openers with three transmitters and exterior keypad
- Garage walls and ceiling drywalled and fire taped
- Garage window for natural light (location per plan)

INTERIOR FINISHES

- 9' main floor ceilings with elevated ceilings in the family room (per plan)
- Built-in closet shelving single and double height in bedrooms
- Brushed nickel or black interior door knobs (BHP Mushroom)
- Direct vent gas fireplace with paint grade full-surround mantel, group 3 tile floor hearth and a group 3 tile surround
- Two tone paint (eggshell walls/ceiling, semi-gloss trim)
- Drywall finished with smooth walls with textured ceiling
- Choice of square or rounded drywall corners

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FINISH WORK

Spacious pantry with (4) built-in shelves
Large walk-in closet with built-in shelves in the primary suite
Bench with hooks in mudroom
5" eased edge craftsman style baseboards (MDFB603)
Decorative MDF window sills
Wrought iron vertical or horizontal interior railings on the interior main and upper floors
Choice of (5) interior door styles (6'8")

CABINETS

Locally made custom cabinets sized to plan
96" straight upper cabinets with 4" crown molding, concealed soft close hinges, European style construction
Any (3) paints included - Color development and additional color selections available at additional fees
Choice of (4) door styles
Base cabinet in the laundry room 24" - 36" (size per plan)
Refrigerator side panel
(2) banks of drawers included - (1) kitchen, (1) primary suite
Kitchen island seats 3-4 people
Knobs and pulls included on all doors and drawers

COUNTERTOPS

2 cm, group 1, flat edge, quartz countertops in the kitchen with group 05 tile backsplash
(3) choices of group 1, 2 cm, square edge quartz or (8) choices of group 1, 3 cm, flat edge granite in the bathrooms and laundry

FLOOR COVERINGS

Group 2 carpet with 8lb pad
Group 2 waterproof laminate in entry, transition hallway, kitchen, mudroom and dining nook
Group 02 tile flooring in the bathrooms and laundry

APPLIANCES

Standard Kitchen - INC - model numbers may vary based on availability

Whirlpool stainless steel dishwasher (WDF540PADM)
Whirlpool 30" gas range (WFG51550JS)
Whirlpool stainless steel microwave (WMH31017HZ)

Chef's Kitchen Option - \$8,500 - model numbers may vary based on availability

Whirlpool stainless steel dishwasher (WDF540PADM)
Whirlpool stainless steel 36" gas cooktop (WCG55US6HS)
Whirlpool stainless steel double oven (WOD51ECOHS)
Whirlpool stainless steel hood vented to the outside (WVW57UC6FS)
Whirlpool stainless steel microwave (WMC30516HZ)

INSULATION

Energy conserving R-50 attic insulation and blown-in R-15 wall insulation (R-11 batts in the basement)
Upgraded double-pane low-E white windows (garage windows are not low-E)

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HEATING AND AIR CONDITIONING

- 14 Seer air conditioning
- Carrier Performance 96% efficiency natural gas furnace
- Ecobee smart thermostat
- Gas line to the fireplace
- Gas line to the cooktop or range

PLUMBING

- Stainless steel undermount sink in the kitchen, 50/50 or single bowl
- High-efficiency 50 gallon water heater
- Gerber Maxwell elongated toilet in the master with Gerber Maxwell round bowl in others
- Two frost-free exterior hose bibs
- 1/2 horsepower garbage disposal in the kitchen
- Pre-plumbed water line to the refrigerator
- Large, drop-in garden tub in the primary bathroom with deck mount faucet - sized per plan
- Two oval under-mount sinks in the primary bath
- Active radon mitigation system in basement
- Group 02 Moen plumbing fixtures in brushed nickel or chrome
- Roughed-in for soft water
- Pedestal sink in the 1/2 bath (per plan)
- Cultured marble surrounds in Primary and Auxillary bathrooms - Danville or Subway with (2) shelves

ELECTRICAL

- (3) weatherproof exterior outlets
- (1) USB-C charging outlet in the kitchen
- (1) USB charging outlet in the primary suite
- (7) 5" recessed LED can lights in the kitchen
- Wired for satellite and cable TV service
- (2) CAT6 two-port media jacks
- (2) additional TV jacks
- Upgraded decora switches
- (1) eave outlet on separate switch
- 5" recessed LED can lights in main floor transition hallway - per plan
- Pre-wired for ceiling fans in two locations - (1) primary suite, (1) family room
- Pre-wired for 2-3 (varies per plan) pendant lights over the island in the kitchen
- (1) 5" recessed LED can light over the primary shower

Home prices and standard features are subject to change without notice. Model homes typically demonstrate upgrades and options available. Please check with your sales agent to confirm whether and item is included or upgraded. Items such as refrigerators, washers, dryers, wallpaper, window coverings and furnishings are for decor purposes only.

