About This Plan

* 1,431 total heated square feet (1st floor: 720 SF, 2nd floor: 711 SF)
* Plan Type: 3 Bedroom / 2.5 bath

Unseen Values

* Trane heating and cooling system - 2.5-ton split system
* Insulation system includes R-38 value in ceilings, R-15 in exterior walls
* 50-gallon electric hot water heater
* TYPAR weather protection system house wrap
* BoraCare termite treatment
* Ridge vent for attic air flow
* Extra leak protection: all roof valleys finished with ice and water shield
* Drywall clips in all critical room corners to minimize cracks and nail pops
* Pex plumbing pipe used throughout the home with all water lines to minimize freeze/thaw issues
* 200 AMP electrical service

Exterior Features

* Monolithic slab foundations
* Exterior locks feature Kwikset keyed entry with smartkey technology
* Jeldwen Brickmould vinyl
* Single-hung, J-Channel windows (U-factor: 0.33, SHGC: 0.20)
* Window screens on all operable windows
* Level 4, Rusic Black Heritage shingles
* One exterior hose bib
* Aluminum gutters and downspouts

Interior Features

* Smooth-finished 9-foot ceilings (1st floor), 8-foot ceilings (2nd floor)
* LVP flooring (4.5mm/5mm, 12 mil) in the foyer, kitchen, dining room, powder room, owner’s bath, secondary bath, and laundry room
* Mohawk carpet in owner’s suite and secondary bedrooms
* Progress lighting designer light fixtures
* Sherwin Williams paint
* Pull-down attic stairs
* 2 ¼” casing around all doors
* 5 ¼” baseboards throughout
* Elegant two-panel square interior doors (Carrara profile)
* Kwikset satin nickel finish with Microban interior door hardware

Kitchen & Laundry

* Frigidaire stainless steel electric range, microwave, dishwasher, and refrigerator
* Level 1 granite counters with 4” backsplash included in kitchen
* Insinkerator garbage disposal
* Delta kitchen faucet with pull-out hand spray
* Frameless 36” shaker white / pear gray flat panel cabinet layout in kitchen
* Closetmaid shelving in pantry and laundry room

Baths

* Tub/shower combo in all baths
* Certain plans include separate bath tub in owner’s bath
* 4” white gloss backsplash in owner’s bath
* Pedestal sink in powder room
* High-efficiency ProFlo toilets
* Moen brushed nickel fixtures in all baths