

About This Plan

- 1,865 total heated square feet (1st floor: 865 SF, 2nd floor: 1,000 SF)
- Front porch: 97 SF
- Garage: 408 SF (Total Unheated: 505 SF)
- Plan Type: 4 Bedroom / 2.5 bath with office and 2-car garage

Unseen Values

- Trane heating and cooling system - 3-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 airflow
- 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
- 2-car garage including garage door opener with 2 remotes
- Fully drywalled garage interior with 1 GFCI outlet
- Exterior locks feature Kwikset keyed entry with smart key technology
- Jeldwen Brickmould vinyl
- Single-hung, J-Channel windows (U-factor: 0.33, SHGC: 0.20)
- Window screens on all operable windows
- Level 5, 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, 1st-floor office, 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 the kitchen
- Insinkerator garbage disposal
- Delta kitchen faucet with pull-out hand spray
- Frameless 36" shaker white / pear gray flat panel cabinet layout in the kitchen
- Closetmaid shelving in pantry, walk-in master closet, and laundry room

Baths

- Walk-in shower with tiled walls in owner's bath
- Certain plans include separate bath tub in owner's bath
- Double bowl vanity in owner's bath
- 4" white gloss backsplash in owner's bath
- Pedestal sink in the powder room
- High-efficiency ProFlo toilets
- Moen brushed nickel features in baths

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