



Notting Hill

Richly Detailed Interiors

- 9' Main Level Ceilings
- Foyer Hallway, Family Room, Dinette & Kitchen Featuring Beautiful 5" Hardwood Floors
- Painted Colonial Solid Core Doors & Trim (Multiple Styles)
- Schlage Door Hardware (Multiple Styles & Finishes)
- Upgraded Padding & Carpeting
- Extra Large Painted 4 1/4" Baseboard & 2 1/4" Casing on Doors & Windows. Sill & Apron included on Windows
- 2 Coats Quality Interior Flat Wall Paint by Sherwin Williams
- Full Basement w/ 9' Foundation Walls
- Rubbermaid Space-Saver Vinyl Coated Wire Shelving in Closets & Pantry
- Kichler Designer Brushed Nickel or Bronze Light Fixtures
- Vaulted Family Room Ceiling
- Volume Tray Ceiling in Master Bedroom

Elegant Bathrooms

- Luxury Master Bath with Tile Shower Floor & Tile Walls
- Deluxe Shower w/ Curb-less Entry / Frameless Glass and Bench.
- Granite Countertops in Bathrooms
- Porcelain Tile Flooring
- Premium Hardibacker Cement Board Underlayment in Tiled Areas
- Kohler Comfort Height Toilets in Master
- Kohler (Chrome) Faucets in all Bathrooms
- Adult Height 35" Vanities in Bathrooms
- Linen Closet (Per Plan)
- Tub & Shower Tile Surround in Hall Bath (Per Plan)
- Broan Energy Star Direct Vent Fans to Exterior
- Flat Wall Mirrors
- Coordinating Towel Bar & Toilet Paper Holders
- Posi-Temperature Control Valves on All Showers

Exterior Detailing

- First Floor All Brick (All 4 Sides)
- Louisiana Pacific "Smart Side" Siding (Per Plan)
- Silverline Windows w/ Limited Lifetime Warranty
- Schlage Grip Style Front Door Handle w/ Deadbolt
- Exterior Coach Lights & Under Porch Can Light
- (2) Exterior GFI Outlets
- 30-Year Architectural Shingles
- Concrete Driveway
- 8' Therma-Tru Fiberglass Raised-Panel with Glass, Insulated Entry Door
- Maintenance-Free, Insulated Carriage-Style Garage Door w/ Opener
- Aluminum Soffits, Fascia, Gutters & Downspouts
- (2) Frost Proof Exterior Hose Bibs
- Full Yard Sod, Mulch at Perimeter & Landscape Package

Tasteful Kitchens

- 1 1/4" Granite Countertops
- Stained Cabinetry w/ 36" Tall Uppers Staggered Above Fridge
- KitchenAid Stainless Steel Appliance Package Including Gas Range, Exterior Vented Microwave & Multi Cycle Dishwasher
- Insinkerator Garbage Disposal w/ Air Switch
- Undermount Stainless Double Bowl Sink w/ Moen Faucet
- Sunny Dinette Area w/ Single French Patio Door
- Walk-In Pantry
- Kitchen Island w/ Overhang & Overhead Pendant Lights

Energy Efficiencies

- Home Comfort & Energy Consumption Guarantee by MASCO'S "Environments for Living Program" ENVIRONMENTS FOR Living™
- Bryant 92% High Efficiency Furnace w/ Fresh Air Intake
- Bryant 13-SEER Air Conditioning
- 50 Gallon Bradford & White High Efficiency Water Heater
- R-11 Basement Wall Insulation (Top 4' of Wall)
- R-19 Exterior Wall Insulation
- R-49 Blown in Cellulose Insulation in Attic
- Tyvek Housewrap Taped at All Seams w/ 10 Year Flashing System Warranty
- Thermoply Draft Stop Behind All Showers, Tubs & 2 Story Attic Walls
- Programmable Thermostat
- Independently Ducted & Sealed Air Returns to All Rooms
- Professional Energy Seal (Third Party Auditor)
- Third Party Thermal Bypass Inspection, Blower Door & Duct Blaster Testing

Other Quality Features

- 200 AMP Electrical Service
- Ice & Water Shield for Ice Dam Protection
- Dryer Vent & Gas Line Hook-Up in Laundry Room & Free Standing Laundry Tub
- Sump Pump w/ Integrated Drainage System
- Smoke, Fire, Carbon Monoxide Alarm System w/ Battery Back-up
- Louisiana Pacific Top Notch 3/4" High Performance Sub-Flooring w/ Tongue & Groove Integration, Glued, Nailed, & Screwed
- 2x6 Exterior Wall Framing
- CPVC Water Supplies
- Digital Age Pre-Wire Package in (5) Locations
- High Grade Structured CAT5/RG6 Wiring
- Ceiling Fan/Light Pre-Wire in Bedrooms & Family Room
- Garages are Insulated, Drywalled and Fire Taped
- Insulated Concrete Sharing Wall

Select From These Optional Features to Personalize Your Home...

- Gourmet Kitchen w/ Double Oven
- Under Cabinet Lighting
- Heated Floors in Master Bath
- Large Cabinet Selections w/ Door Styles, Crown Molding, Glass Doors, Hardware & More
- Covered Outdoor Living Areas
- Fireplaces and Mantles
- Finished Basement
- Paint Packages / Painted Garages / Painted Basement Floors

Prices and availability subject to change without notice. Products subject to substitution of equal or better quality.

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