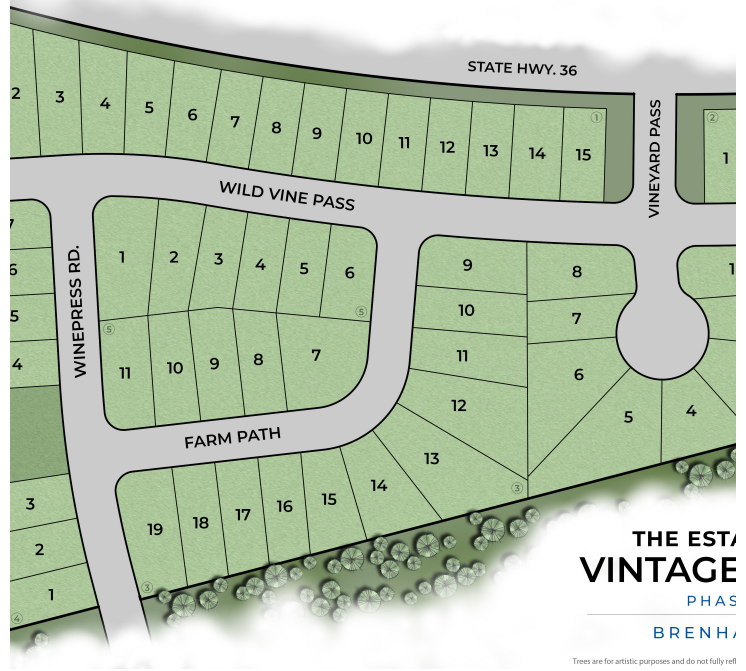




THE *Estates* AT VINTAGE FARMS



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Trees are for artistic purposes and do not fully reflect

- Level 2 Black GE® Appliances
- Level 2 Builder's Landscape Package
- Full Yard St. Augustine Grass
- Full Yard Irrigation System
- One Tree (Type Per Builder)
- Tankless Water Heater
- Upgraded Entry Door
- Garage Door Opener
- Kichler® Pendant Lights in Kitchen (Per Plan)
- 6" Baseboards
- Soft Close Drawer Guides
- Level 2 Shaw® click vinyl wood plank in all first floor living spaces, utility, kitchen, breakfast, foyer, dining, and hallways (per plan)
- Tile Surround, Fiberglass Floor, and Clear Glass in Primary Bathroom Shower (Per Plan)
- Tile Surround in Secondary Tub/Shower Combo
- Shaw® tile flooring in all baths
- Aquatics® garden tub in primary bath w/ Shaw® tile surround (per plan)
- Granite countertops with straight edge throughout
- Granite vanity with rectangular under mount sinks in all baths
- Second Sink in Primary Bathroom (Per Plan)
- Raincan Shower Head in Primary Bath
- Headknocker Cabinets in Primary Bath
- Elongated Toilet in Primary and Powder Baths
- Kichler® ceiling fan in family room and game room (per plan)*
- 42" upper wood cabinets (per plan)
- 1-Lite fiberglass rear door
- Base Trim in Garage
- Covered Porch (Per Plan)
- Front and Two Sides Masonry to 9' Plate (Per Plan)
- 30-Year Dimensional Shingles Included
- Community Mailbox System
- Bronze Address Plaque
- Gas Community
- HOA Dues: \$450 Per Year (Subject to Change)



BUILDER PROGRAMS

- Meet the Builder meeting with superintendent and sales representative (not applicable on some inventory homes)
- Two homeowner meetings before closing (home orientation and confirmation tour)
- Professional Quality Assurance Program
- Home builder one-year warranty program with full-time, professional Warranty Department

ENERGY EFFICIENCY

- R-38 blown insulation in ceiling
- R-15 batt insulation in walls
- R-30 batt insulation in sloped ceiling
- GreenGuard Plygood® sheathing system with R value 1.5 on exterior walls
- Elevate® white vinyl, double pane insulated windows w/half screens and double locks
- Divided light windows on front (per plan)
- Lomanco® Turbine vent system
- Polyseal foam in all wall penetrations
- Radiant barrier decking (per location)
- Programmable thermostat
- 50 gal. high recovery water heater
- Standalone Fresh Air System
- Blower door/air duct tests

ELECTRICAL

- TV cable in all bedrooms & living spaces (per plan)
- Pre-wired for CAT-5 telephone (per plan, per region)
- Structured wiring box
- Pre-wired for garage door opener
- Copper wiring
- Kichler® brushed nickel or black light fixtures
- Kichler® ceiling fan in family room
- Pre-wire for ceiling fan in bedrooms
- LED disc lighting in kitchen

EXTERIOR + STRUCTURAL

- Engineered post-tension foundation
- 25-year 3-tab shingles
- 16" on-center studs, all walls
- Nisus Bora-Care® termite treatment
- Fully wrapped exterior walls
- James Hardie® cement fiberboard siding (per plan) w/ 30-year limited warranty
- Stone and/or brick (per plan)

EXTERIOR + STRUCTURAL (CONTINUED)

- Sidewalk from front door to driveway (approx. 42" wide, per plan)
- Fiberglass insulated entry door
- 6' wooden privacy fence and posts with gate (per lot)
- Siding Surrounding Front and Rear Entrances (Per Plan)
- 5'x 5' Rear Concrete Patio (Unless Covered Porch Included)

SECURITY

- Schlage® Deadbolt locks on exterior doors
- Smoke/carbon monoxide detectors (per code)
- Flood lights at front and back of house

KITCHEN + BATH

- 30" upper wood cabinets (per plan)
- 9" stainless steel, under mount double sink w/ sprayer in kitchen
- GE® appliances: Range, Dishwasher, Vented Micro-Hood
- Disposal
- Delta® chrome faucets
- Chrome bath accessories
- Gentlemen's height wood cabinets/vanity in kitchen and all baths
- Cultured Marble vanity with rectangular under mount sinks in all baths
- 36" tall mirrors, width determined by length of the vanity (per plan)
- Walk-In shower with fiberglass walls and floor in primary bath

INTERIOR + FLOORING

- Granite countertops with straight edge in kitchen
- Interior walls and ceilings painted flat PPG® latex paint, 1 standard color
- 3-1/4" baseboards, painted
- Garage painted to match interior of home
- Metal stair balusters (if applicable)
- 2" door casings
- Two-panel interior doors
- Storage shelf above washer/dryer
- Shaw® Tile in utility (second floor)
- Level 1 Shaw® glue down vinyl wood plank in first floor living spaces, utility, kitchen, breakfast, foyer, dining, hallways, and all baths (per plan)
- Shaw® carpet in bedrooms, closets, and second floor living spaces (per plan)
- Built-in shelf system in closets (per plan)