



THE Estates AT VINTAGE FARMS



THE EST/
VINTAGE
PHAS
BREH/

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
- Barricade Thermobrace Sheathing System
- Elevate® White Vinyl, Double Pane Insulated Windows W/Half Screens and Double Locks (Operable Windows Only)
- 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)
- Gutters at Front Elevation (Where Applicable, 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
- Gerber® Elongated Toilets
- 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
- 1x4" Baseboards, Painted
- Metal stair balusters (if applicable)
- 3" 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)