

# PHILBROOK FARMS

## STANDARD FEATURES

### FRAMING

9' Ceilings First Floor  
Raised Ceilings at Entry and Master Bedroom (Per Plan)  
8' Ceilings Second Floor  
Oversized Windows

### MILLWORK PACKAGE

3-Panel Faux Wood Doors with 5" Molded Header Trim  
5.5" Base with 3.5" Door Casing  
Deluxe Millwork Package with Fully Wrapped Windows  
Vinyl Coated Stainless Shelving in Closets and Pantry

### KITCHEN

Slab Granite or Quartz Counters  
Stainless Steel Under-Mount Kitchen Sink  
Oil Rubbed Bronze or Brushed Nickel, or Chrome Hardware  
Delta Leland or Essa Brushed Nickel Kitchen Faucet  
Garbage Disposal  
Stainless Steel Cabinet or Full Depth Refrigerator  
Plumbed for Ice Maker  
Whirlpool Stainless Built-In Oven, Microwave and Dishwasher  
5-Burner Gas Cooktop with Broan Range Hood

### CABINETS

Oversized Cabinets  
Stained Alder or Beechwood Cabinet Allowance (Per Plan)  
Soft Close Drawers Throughout  
Solid Wood Drawer Boxes

### BATHROOM

Tile Flooring and Counter Tops in Full Baths  
Mud-Set Tiled Master Bath Shower  
Delta Ashlyn or Lahara ORB/BN or Chrome Bath Fixtures or Hardware  
Logan Square Sinks  
Gerber Toilets

### FLOORING

Custom Hard Surface and Flooring Allowance  
Laminate Wood Floors in Kitchen, Nook, Great Room,  
Lower Floor Halls and Entry

### LIGHTING & PAINT

Custom Lighting Allowance  
Kitchen Can Lighting Package six (6) Included  
One Interior Paint Color for Walls with White Ceilings & Trim  
Drywall Through Fire Tape in Garages

### FIREPLACE

Gas Fireplace with Tile and Floating Mantel

### LOW VOLTAGE

5.0 Surround Ceiling Speakers at Great Room  
Security System with Keyless Entry Lock  
Central Networking Panel with 5 Locations RG-6/CAT6

### ENERGY EFFICIENCY

Energy Star Built Homes with Energy Performance Score  
96%+ Efficient Ruud Gas Forced Air Furnace  
Air Conditioning  
Rinnai Tankless Water Heater  
Energy Efficient Vinyl Windows  
R-23 (BIBS) Insulation in Walls  
R-38 Insulation in Floors  
R-49 Insulation in Ceilings

### EXTERIOR & MECHANICAL

3-Car Garages (Per Plan)  
Covered Back Patios (Per Plan)  
Full Front and Backyard Landscaping  
Full Front and Backyard Sprinkler Systems  
Backyard 6' Pre-Stained Cedar Fencing  
Limited Lifetime Architectural Black Roofing  
Tyvek Weather Wrapped Exterior  
Complete Fiber Cement Siding with three (3) Exterior Paint Colors  
Painted Hardi Shake or Board and Batt Accents  
Wayne Dalton 9600 Sonoma Insulated Garage Doors  
Stone or Stone 1/2 Posts and Beam Accents (Per Plan)  
Stained Knotty Alder Front Door with or without Glass  
Garage Door Opener with Keyless Entry  
Garage Doors with Windows and Black Hardware  
Crawl Space Foundation  
2x6 Construction  
Kiln Dried Lumber  
I-Joist Engineered Floor Systems

FEATURE SET 2