

VELVET ACRES

STANDARD FEATURES

FRAMING

9' and 10' Ceilings First Floor
8' Ceilings Second Floor
Raised Ceilings at Entry and Master Bedroom (Per Plan)
Oversized Windows

MILLWORK PACKAGE

8' doors with 5" Molded Header Trim
5.5" Base with 3.5" Door Casing
Deluxe Millwork Package with Fully Wrapped Windows
Painted Wood Work in Closets and Pantry

KITCHEN

Slab Granite or Quartz Counters
Delta Mateo Brushed Nickel Kitchen Faucet
Stainless Steel Under-Mount Kitchen Sink
Garbage Disposal
Stainless Steel Cabinet or Full Depth Refrigerator
Plumbed for Ice Maker
Bosch Stainless Appliance Suite w/ Built-In Double Oven,
Microwave, Dishwasher, 5-Burner Gas Cooktop,
Refrigerator w/Broan Range Hood

CABINETS

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

BATHROOM

Slab Granite or Quartz Counters
Tile Walled Tub/Showers
Tile Flooring in Full Baths and Utility
Mud-Set Tiled Master Bath Shower with Frameless Glass
Delta Ashlyn or Lahara ORB/BN or Chrome Bath Fixtures or Hardware
Undermount Sinks
Elongated Toilets in Baths

FLOORING

Custom Hard Surface and Flooring Allowance
Engineered Wood Floors in Kitchen, Nook, Great Rooms, and Entry

LIGHTING & PAINT

Custom Lighting Allowance
Kitchen & Great Room Can Lighting Package (10 Included)
Fully Finished Garages Textured and Painted
(1) Interior Wall Color, (1) Interior Trim Color, White Ceilings

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 and CAT6

ENERGY EFFICIENCY

Energy Star Built Homes with Energy Performance Score
96%+ Efficient Ruud Gas Forced Air Furnace
Air Conditioning
Rinnai Recirculating Tankless Water Heater
Carbon Monoxide Detectors
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 Board & Batt or Shake Accents
Stone or Stone 1/2 Posts and Beam Accents (Per Plan)
Garage Door Opener with Keyless Entry
Garage Doors with Windows and Black Hardware
Wayne Dalton 9700 Series Insulated Garage Doors
Stained Knotty Alder Front Door with or without Glass
Crawl Space Foundation
2x6 Construction
Kiln Dried Lumber
I-Joist Engineered Floor Systems

FEATURE SET 1