



# Designer Series Included Features

## Luxury Features

- **Finished Lower Level – (per plan)**
- 9' Ceilings on Main Level
- Custom Finished Oak Trim and Railings
- 3 or 6 Panel Oak Doors
- Custom Cabinetry with Melamine Interiors
- Oak Cabinets with Raised Panel Doors and 36" Uppers
- Oak or Maple Flooring in KT, Hall, and Foyer  
With Slip-In Wood Registers
- Ceramic Tile Floors in all Baths, Laundry & Mud room
- Granite and Solid Surface Countertops in Kitchen
- Cultured Marble Vanity Tops
- Knockdown Ceilings throughout
- Gas Fireplace with CT Surround and Wood Mantle
- Wood Railing per Plan at Stairs
- Custom Painted with 1 Coat Primer and Latex Paint
- Ceramic Tile Walls with Fiberglass Base at Showers
- Bi-Pass Glass Shower Door at Showers
- Cast Iron Tub with Ceramic Tile Surround at Tub/Showers
- Ceramic Tile Shower Surround and Tub Deck in Owner's bath with Drop-in Tub
- Delta Stainless Steel Premium Fixtures Throughout
- Garage Completely Sheet-Rocked w/ Insulated Walls
- Oversized 3 Car Garage
- 2 Garage Door Openers with 3 Remotes and 1 Keyless Entry
- Asphalt Driveway
- 48" Oversized Concrete Sidewalks (as shown on plan)

## Allowances

**\$10,000 Brick, Stone and Siding Allowance**

**\$5,000 Landscape Allowance**

**\$3500.00 Light Fixture Allowance**

**\$5000.00 Appliance Allowance**

**\$35.00 per Yard Floor covering**



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## Safe and Sound Package for your Comfort, Security and Safety

- **Life, Safety and Security System** (*with 2 year monitoring plan*)
- **Active Radon Mitigation System**
- **Construction Details**
  - Low E<sup>2</sup> Vinyl Windows
  - Dupont “Tyvek” - Certified House Wrap Installation
  - 9 foot Poured Foundation Wall Height
  - 15 Year Warranted WatchDog Waterproofing System
  - Floor Truss at Main Level and I-Joist at Upper Level
  - Insulated Sandwich Steel Raised Panel Garage Door
  - 6 Panel Dent-Resistant Smooth Star Entry and Fire Door
  - Spray Foam at Exterior Rim Joist, Under Cantilevers and Bonus Room
  - Architectural Landmark Shingles
  - 6” of Rock under Lower level floors
  - Premium OSB Floor Sheathing Throughout
  - Insulated Box on all Recessed Lights in Roof Area
- **Mechanical Details**
  - Air Conditioning
  - 92% Efficient furnace with Honeywell Setback Stat
  - 50 Gallon Natural gas Power Vented Water Heater
  - Honeywell Balanced Ventilation System
  - Honeywell Humidifier
  - 200 AMP Service Sized to National Electric Code
  - High-Speed Phone and Cable in Bedrooms, Kitchen, and Den
  - Electric Range and Dryer Hook-Up
  - Quiet 110 CFM Fan in Main Bath
  - Drain Tile System with Sump Pump
  - Ice Maker Line

## Professional Customer Care

- **Two-Year Workmanship Warranty – *Twice the Peace of Mind!***
- **In-House Design Services – *Complete and Custom Home Plans***
- **Detailed Homeowner’s Manual – *Understanding the Process***
- **Quality Assurance Inspection- *Ensuring Highest Quality Workmanship***
- **30 Day Quality Review and 11 Month Inspection- *Thorough Detailed Follow-up***

Standard specifications may change without notice. Buyer’s actual plans and specifications may vary and will be agreed upon in writing by Buyer and College City Design-Build. 9-03-08