



## EDC Homes New Construction Standard Features

### YOUR INTERIOR

- Craftsmanship and Luxury Appointments
- Spacious Floor Plans Designed for Optimal Luxurious Living
- 9' First Floor Ceilings\*\*
- Formal Dining Room
- Laminate Hardwood Flooring Downstairs with Carpet in Family Room
- Upstairs Laundry Area with Washer/Dryer Hookups (compatible w/ 4 prong dryer plug)
- Stain Resistant Wall to Wall Carpet in Choice of Colors
- Certainteed Drywall
- Hand Textured Knockdown Drywall Finish on Walls and Ceilings
- Family Room Pre-Wired for Surround Sound and HDMI Access
- Smart Box Structured Wiring
- Two-Tone Custom Paint with Choice of Colors
- Brushed Nickel Finish Door Hardware and Hinges
- Craftsman Cashal Style Interior Doors
- Vaulted Ceiling in Master Bedroom
- Brushed Nickel Finish Light Fixtures
- Two-Piece Crown Molding and Chair Rail Downstairs\*\*
- Upgraded Custom Trim Package
- Walk-In Master Bedroom Closet with Shelving
- Recessed Lighting\*\*
- Ceiling Fan in Family Room and All Bedrooms
- Direct Wire Smoke Detectors with Battery Backup

### GOURMET KITCHEN

- Custom-Designed Kitchen Cabinetry with Soft-Close Cabinets and Drawers and Extensive Crown Molding
- Brushed Nickel Finish Cabinet Hardware
- Granite Countertops with Choice of Color
- Breakfast Bar\*\*
- Brushed Nickel Pendant Lighting over Breakfast Bar\*\*
- Under Mount Stainless Steel Sink with Garbage Disposal
- Stainless Steel Self-Cleaning Smooth Top Range
- Stainless Steel Microwave Oven/Hood
- Stainless Steel Dishwasher
- Ice Maker Hook-up

### ENERGY EFFICIENT HOME FEATURES

- High Efficiency Electric Heat Pump and Water Heater
- Energy Efficient "Low E" Windows
- Insulated Exterior Doors and Windows
- Attic Insulation (R-38) and Wall Insulation (R-13)
- House Wrap Air Infiltration Barrier
- LED Long Lasting Energy Efficient Lighting\*\*

### YOUR EXTERIOR

- Architectural and Engineering Detail
- Certainteed Premium Vinyl Siding tested to Wind Loads in Excess of 130 mph
- Front Porch with Stone Accents\*\*
- Certainteed 30 Year Architectural Roof Shingles
- Maintenance Free Aluminum Wrapped Cornice
- Aluminum Front and Rear Gutters with Downspouts
- Maintenance Free Shutters
- Steel Front Entry Door with Glass
- Brushed Nickel Exterior Door Hardware
- Security Deadbolt on all Exterior Doors
- Front/Rear Hose Connections with Winterizing Shut Off Valves
- Front/Rear Weatherproof GFCI protected Electrical Outlets
- All-Weather Front, Rear, Side and Garage Light Fixtures
- Carriage Style Raised Panel Overhead Garage Door with Remote and Opener
- Extensive Landscaping including Mulched Flowerbeds with River Rock Border

### LUXURIOUS BATHS

- Oversized Pedestal Sink for Powder Room
- Granite Vanity Tops and Under Mount Sinks in all Baths with Brushed Nickel Faucets
- Ceramic Tile Flooring and Bath Surround in Master Bath
- Comfort Height Vanity with Double Sink in Master Bath and Brushed Nickel Faucets
- Separate Master Shower \*\*
- Easy Care Fiberglass Tub/Shower in Hall Bath
- Full Vanity Mirrors and Hardware in all Baths
- Elongated Toilets
- Exhaust Fans in All Baths (per plan)

### OUR COMMITMENT

- Builder One-Year Warranty
- 2-10 Structural Warranty
- Termite Soil Treatment and Warranty
- Full In-House Warranty/Customer Care Department
- Complete Builder Review and Walk Through Prior to Closing

Builder reserves the right to change prices, plans, components and specifications and to withdraw or modify models without notice. Extra costs, options and decorator items may be shown in models or in illustrations. Individual homes may vary from the models, or from each other, depending on field or lot conditions. \*\*Denotes features in select models only or may not be a feature throughout a home. Features/Options may carry an upgrade charge.

 **Buyers Initials** \_\_\_\_\_ / \_\_\_\_\_