

# Luxury Ranch Home – Standards

## Our Standards are Their Extras

### *Interior Features*

3" wide window trim and 5 ¼ "wide baseboards  
Custom header trim above doors and windows  
9' ceiling on main level  
2x6 walls exterior w/ ½" OSB plywood  
Painted solid core interior doors  
Brushed nickel door hardware  
Delta brushed nickel faucets in baths  
Large walk-in closets in master  
Laundry rm sink base cabinet with quartz top  
Hand scraped hardwood flooring including fm. Rm.  
Full basement per plan  
Gas fireplace with custom mantel  
Can lighting

### *Kitchen Features*

Quartz or Granite counter tops  
Hood vented to exterior  
Hand scraped hard wood flooring  
Deluxe painted cabinets, shaker style, 42" uppers,  
Dovetail, soft close and crown molding  
Island with snack bar  
Subway tiled backsplash 3" x 6"  
Stainless sink w/ a single handle pull-down faucet  
Can lighting  
Whirlpool dishwasher and micro-hood  
Garbage disposal  
Ground fault protection circuitry

### *Owners Ensuite Bathroom Features*

Tiled shower walls to ceiling with a transom window  
and an upgraded 3/8" frameless glass shower doors  
Shaker style vanity, comfort height and double sinks  
Quartz vanity tops w/integral bowls  
Separate toilet room with elongated toilet  
King-sized plate-glass mirror

### *Exterior Features*

Designer coordinated color selection  
"Maintenance free" LP smart wood siding  
"Maintenance free" vinyl patio door  
And vinyl single hung windows  
"Maintenance free" aluminum gutters  
And soffit/fascia  
Insulated metal overhead garage door with  
opener and windows  
Roof, upgraded 30yr. Architectural shingles  
Front door, insulated fiberglass with window  
2 frost free, anti-siphon water spigots  
2 ground fault protected electrical outlets  
Sprinkler system  
Fully sodded yard with front landscape  
Covered back patio

### *Other Standard Features*

Dryer vent exhausted too outside  
¾" Advantech 50-yr. subfloor deck, nailed and glued  
96% efficiency Carrier furnace  
50-gallon water heater  
April Air whole house humidifier  
1-yr. full-service warranty, 10-yr structural  
Ground fault protection  
Garage, drywall, insulated, painted and trimmed  
R-38 Factor ceiling insulation  
Exterior walls, upgraded blown in blanket insulation  
R-23 Factor total side wall  
2.5 car attached garage with home entry

### *Second Bath*

Ceramic flooring  
Fiberglass tub/shower unit  
Delta brushed nickel faucets  
plate glass mirror  
Quartz counter  
comfort height vanity

Home Exceeds 5-Star energy rating