



## STANDARD FEATURES IN 2 STORY HOMES

BLACKBERRY WOODS, COUNTRY HILLS &  
HEARTLAND CIRCLE in YORKVILLE

AUTUMN GATE, HUNT CLUB EAST & GATES CREEK WEST in OSWEGO

TANNER TRAILS & LAKE RUN ESTATES in NORTH AURORA

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(This list is all included)

### Interior Features

- Full basement – no crawl
- 3 car garage, insulated, dry walled & taped
- Nine foot ceilings on the first floor
- Bay in dinette or 10' x 7' bump out in dinette with oversized island (per plan)
- 36" energy efficient fireplace with glass front
- Custom brick front on fireplace with custom mantel
- All painted trim with two or six-panel painted doors
- Large walk-in closet in master bedroom
- Custom oak stairs & railings with carpet runner
- Oak railings over looking foyer, no ½ walls
- Recessed can light over kitchen sink
- Pre-wired for 2 phone and 4 TV jacks
- Ceramic tile floors in all bath rooms
- Ceramic tile floor in laundry room
- Hardwood in foyer, kitchen & dinette
- Deadbolt on front door
- Sink in laundry room
- Fan boxes in all bedrooms, study & family room
- Double doors to master bed room (per plan)
- Wood returns around all windows with casing
- Arched openings in living room & dining room
- Light fixture allowance \$650
- Satin nickel Schlage door handles & hinges

### Kitchen

- Quality cabinets with 36" uppers & crown molding
- Granite counter tops in kitchen with back splash
- Stainless steel sink, Moen faucet & garbage disposal
- GE appliances: Double oven, cook top, microwave & dishwasher (per plan)
- Ice line to refrigerator

### Bath

- 60" x 36" soaking tub in master bath with oversized ceramic tiled tub deck & separate shower
- Moen faucets in all bath rooms with posi temp shower faucet
- Vanity cabinets with cultured marble tops
- Double bowl sink in master & hall bath (per plan)

### Exterior Features

- 30-year architectural series shingles
- High Quality vinyl siding
- Partial brick front
- Aluminum soffit, fascia and gutters
- Two frost proof hose bibs and GFI outlets
- Asphalt driveway with concrete service walk and stoop
- Vinyl single hung windows w/low E and screens
- Windows on front of house with grills in air space
- Six panel smooth star front door with sidelights
- 8' tall, 24 GA insulated steel raise panel doors with outlets for garage door openers
- Sod front yard, seed in side & rear yard
- Concrete service & public walk

### Quality Construction Features

- 200 amp electric service
- 95% + high efficiency furnace
- Humidifier – high vents on 2<sup>nd</sup> floor
- Smoke/Carbon Monoxide detectors to code
- DOW STYROFOAM WEATHERMATE HOUSE WRAP
- Cellulose insulation in attic & walls (mildew resistant, fire retardant, insect resistant, reduces sound & increases R – value) Ceiling insulation R-49
- Central air conditioning - 13 seer
- Bradford white 50 gallon power vented water heater
- Deluxe programmable thermostat
- All sill plates and holes through wall plates are sealed with fire retardant foam which helps to prevent air leakage
- Passive radon mitigation with a sealed sump pit
- Custom stick built roofs – no trusses – California corners, allows insulation in corners

### For Your Peace of Mind

Our Customer Care Program includes a Pre-Construction meeting and a Pre-Drywall meeting.

*We will customize any feature.*