



LUXURY Twin Villa's Builder Standard Features



Brick or Stone per Plan and HardiPlank Exterior with White Trim
 Architectural 3-Tab 30Year Fiberglass Shingles
 Raised Slab Foundation
 Engineered Floor & Roof System
 Energy Efficient Construction Features
 Attic and Storage Sized Per Plan
 Second Floor Electrical Room Per Plan
 Screened Porch With Exterior Fan per Plan
 ¾" T&G Plywood Floor Glued & Screwed To Joist
 Upgraded Landscaping
 Sod Front and Side Yard
 Seed/Straw Rear Yard
 City Sidewalks
 2 Frost Free Exterior Hose Bibs
 2 GFI Exterior Receptacles
 Fiberglass Front Door With Dead Bolt
 Presale selection from satin nickel, or oil rubbed kick plate
 Vinyl Insulated Glass Windows With Tilt Down Bottom Sash & Colonial Mullions
 Pre-finished Hardwood Oak Flooring: Foyer, Family Room, Dining Room, Kitchen/Pantry, & Breakfast Nook
 Upgraded Carpet:
 Bedrooms, Second Floor Hall, Loft and Staircase, Rear Hall First Floor
 Upgraded 8lb Carpet Padding
 Ceramic Floor Tile:
 Owners Bath and 1st Floor Bath
 Ceramic Wall Tile: Owners Bath Shower
 Upgraded Vinyl:
 Laundry and Upstairs Bath
 1 Pc (7 ½") Crown Molding: Foyer, Front Hallway, Dining Room, Nook
 Chair Rail and Wainscoting in Dining Room
 Designer Square White Wood Pickets and Stained Oak Rail On Steps Per Plan
 36" Ventless Gas Log Fireplace
 Slate Hearth and Surround
 3 Panel Interior Doors
 Hinges Throughout:
 Presale selection- satin nickel or oil rubbed
 Knob Hardware Throughout:
 Presale selection-satin nickel or oil rubbed
 Custom Wood Shelving :
 Master Closet
 Plate Glass Mirrors Owners Bath & Upstairs Bath
 Custom Mirror 1st Floor Hall Bath
 Clear Glass with Chrome Framed Shower Door in Owners Bath

Chrome Faucet in Kitchen & Baths
 Chrome Towel Bar and Toilet Paper Holders for hall bath and upstairs bath
 Fiberglass Surround Tub In Full Baths
 Elongated Commodes In All Baths
 Pedestal Sink in 1st Floor Hall Bath
 Deep Stainless Under Counter Double Bowl Sink In Kitchen
 Cultured Marble Vanity Tops:
 In Owners Bath & Upstairs Bath
 35" Tall Base Cabinets in Owners Bath:
 Presale Selection from Builder Standard Cabinets in White, oak or maple
 Level One Granite Tops in Kitchen:
 Presale Selection from Uba Tuba, New Venetian Gold, or Giallo Ornamental
 GE Black Smooth Top Range
 GE Black Vented Microwave
 GE Black Dishwasher
 42" Wall Cabinets In Kitchen with Crown Molding:
 Presale Selection from Builder Standard Cabinets in White, oak or maple
 Kitchen Cabinet Knobs
 10' Ceilings On First Floor
 8' Ceilings On Second Floor
 Smooth Ceilings-First & Second Floors
 Decorative Ceiling Trim In Master Bedroom Per Plan
 2 Zone Gas Heating System
 13 Seer HVAC System
 50 Gal Gas Water Heater
 Pre Wire For Security System
 TV Outlets (5)
 Phone Outlets (5)
 2 Pre Wires For Ceiling Fan & Light Combo
 Recessed and Pendulum Lights In Kitchen Per plan
 GFI Outlets:
 In Kitchen, Baths, Screened Porch & Garage
 Garage Door Opener
 Gutters & Down Spouts
 1 Garage Door Opener
Covered Breeze entry from Two Car Garage through Rear Courtyard into home.

\$2,000 Fixture Allowance
1-Year Builder Warranty

MARKETED BY:

Randall & Nancy Scherr, Broker's

919-272-0191 Randy@LoveNC.com

919-649-4051 Nancy@LoveNC.com

