

INCLUDED FEATURES

“Baldwin Pointe”

INTERIOR FEATURES

- ✓ 9' Ceilings on 1st Floor
- ✓ 42" Gas Fireplace with Custom Built Wood Mantle & Surround with Choice of Ceramic Tile Finish on Surround and Hearth
- ✓ Recess in Wall for TV over Fireplace
- ✓ **CHOICE of Shaw ¾" x 2 ¼" Oak Flooring or 12"x 12" Ceramic Tile** in Foyer, ½ Bath, Kitchen and Nook
- ✓ Plush Carpet with Deluxe 6 lb. Rebound Padding
- ✓ Designer Lighting Throughout including 4 Recessed Lights in Great Room & 1 in Master Bath Shower
- ✓ 5 Cable TV Outlets and 2 Telephone Outlets
- ✓ **Ceiling Fan** Pre-wire in **ALL BEDROOMS**
- ✓ **CHOICE** of 3 Interior Passage Door Styles
- ✓ **Stained Oak Handrail and Spindles** (per plan)
- ✓ **Room Entry Columns** (per plan)
- ✓ Smoke Detectors in **ALL BEDROOMS** & Smoke/Carbon Monoxide Detectors in **ALL HALLWAYS & BASEMENT**

EXTERIOR FEATURES

- ✓ Concrete Driveway & 3' Service Walk to Porch
- ✓ **BRICK TO 1st FLOOR** on Sides & Rear of Home
- ✓ Dimensional Shingles with **Limited Lifetime Warranty**
- ✓ **Aluminum Fascia and VINYL soffits**
- ✓ **LOW-MAINTENANCE** Hardie Siding
- ✓ **LIMESTONE Accents** (per plan)
- ✓ Seamless Aluminum Gutters and Downspouts

DESIGNER KITCHEN

- ✓ **Shaw ¾" x 2 ¼" Oak Floor or 12"x12" Ceramic Tile**
- ✓ **42" Merillat Family** Upper Cabinets
- ✓ Center Work Island with Overhang (per plan)
- ✓ **GRANITE Countertop** (Choice of Color)
- ✓ **Undermount** 60/40 Double Compartment Stainless Steel Sink
- ✓ **GE STAINLESS STEEL APPLIANCES:** Glass Top Electric Range, Microwave & Dishwasher
- ✓ **MICROWAVE** vented to exterior
- ✓ Garbage Disposal
- ✓ **Delta** Chrome Faucet with Pull-Out Sprayer
- ✓ **Water Line for Refrigerator**

BATHS

- ✓ **Shaw ¾" x 2 ¼" Oak or 12"x12" Ceramic Tile** in ½ Bath
- ✓ 12"x12" Ceramic Tile Floors in Master and Main Bath(s)
- ✓ 12"x12" (or smaller) Ceramic Tile Shower Walls in Master Bath to Ceiling Height
- ✓ 12"x12" (or smaller) Ceramic Tile Tub/Shower Walls in Hall Bath to Ceiling Height
- ✓ Full Vanity Width Mirrors to 36" height
- ✓ **GRANITE Countertop in Master and Main Bath(s)** (choice of color) with Square or Waterfall Edge Detail
- ✓ **DELTA** Chrome Faucet with Dual Levers
- ✓ White **UNDERMOUNT** Sinks
- ✓ Elongated Toilet Bowls

STRUCTURAL

- ✓ **2 Car Garage (3 Car Option Available)**
- ✓ **8'6" Foundation Wall Height**
- ✓ **3 pc. Rough Plumbing in Basement**

EFFICIENCY

- ✓ **PARTIALLY FINISHED BASEMENT:** Perimeter Walls Framed, Insulated, Drywalled and Primed with Electrical Outlets Throughout (per code)
- ✓ **House Wrap** for Added Protection
- ✓ **50 GALLON HIGH EFFICIENCY** Hot Water Heater
- ✓ **90% HIGH EFFICIENCY** Furnace with Air Filter & Air Conditioning
- ✓ **200 AMP** Electrical Service with Carbon Monoxide Detectors per Code
- ✓ **ANDERSEN LOW E** Vinyl Windows
- ✓ **DIGITAL PROGRAMMABLE** Thermostat
- ✓ 240 Line to Range
- ✓ Gas Line to Dryer

SERVICE & WARRANTY

- ✓ **Pre-Drywall & Final Orientation Walkthrough with Construction Manager**
- ✓ **1 YEAR Limited Warranty on all Materials and Craftsmanship from Closing Date**
- ✓ **15 Year Basement Waterproofing Warranty**