



# 6826 Barabeau Drive, Troy

## Included Features

### INTERIOR FEATURES

- ✓ 9' Ceilings On 1<sup>st</sup> Floor
- ✓ 42" Gas Fireplace with Custom Built Wood Mantle
- ✓ Recess in Wall for TV Over Fireplace
- ✓ Choice of Hardwood Flooring or 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 and 1 in Master Bath Shower
- ✓ 5 Cable TV Outlets and 1 Telephone Outlet
- ✓ 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 and Smoke / Carbon Monoxide Detectors in All Hallways and Basement

### EXTERIOR FEATURES

- ✓ Concrete Driveway and 3' Service Walk to Porch
- ✓ Brick To 1<sup>st</sup> Floor on Sides and Rear of Home (Per Community)
- ✓ Dimensional Shingles with Limited Lifetime Warranty
- ✓ Aluminum Fascia and Vinyl Soffits
- ✓ Low-Maintenance Vinyl Siding (Per Community)
- ✓ Limestone Accents (Per Plan)
- ✓ Seamless Aluminum Gutters and Downspouts

### DESIGNER KITCHEN

- ✓ Hardwood Flooring or 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, and Dishwasher
- ✓ Microwave Vented to Exterior
- ✓ Garbage Disposal
- ✓ Delta Chrome Faucet with Pull-Out Sprayer
- ✓ Water Line for Refrigerator

### BATHS

- ✓ Hardwood Flooring or Ceramic Tile in ½ Bath
- ✓ Ceramic Tile Floors in Master and Main Bath(s)
- ✓ Ceramic Tile Shower Walls in Master Bath to Ceiling Height
- ✓ 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
- ✓ House Wrap for Added Protection
- ✓ 50 Gallon High Efficiency Hot Water Heater
- ✓ 96% High Efficiency Furnace with Air Filter and 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 and WARRANTY

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