

The Reserves

AT OLDSANDERS ROAD

STANDARD FEATURES

Exterior Features

- **Foundation:** Brick Crawl Space (Vented)
- **Front Door:** Single or Double Per Plan-8' Alexandria 3/4 Lite, No transom unless 6'8"
- **Rear Door:** Per Plan. Blinds per builder
- **Windows:** YKK Single Hung:- 4 over clear/ - 2 over 2, - /Prairie, Color:- Any
- **Stone Accents:** Per Builder
- **Siding:** Main: Straight Lap Siding. *Accent:* B&B and/or Shakes
- **Gable Pediments:** Per Builder
- **Shingles:** 30-Year Architectural.-Metal Accents per plan
- **Gutters:** 5" Gutters.
- **Screen Porch:** Screen Rear Porch - Include Ceiling Fan
- **Landscaping:** Plants and mulch in front of house. Sod front of lot to house corners. One tree in front yard. Grade and seed side and rear yard

Electric Features

- **Ceiling Fans:** Family Room, Master Bedroom and Rear Porch; Prewired in all bedrooms.
- **LED Can Lights:** Up to 16 total. Up to 4 Can/Fan combo.
- **Under Cabinet Lights:** Yes
- **Light Fixtures:** Clear Glass (Any Color Metal)
- **Appliances:** Builder Package - Contact Before Ordering
- **Flood Lights:** Two - one on each end of the house.
- **Exterior Receptacles:** Two.
- **Doorbell:** Standard.

Garage Features

- **Garage Door:** Carriage with Hardware unless black (no hardware). Garage painted white.
- **Pedestrian Door:** Per Plan.

CUSTOMER CARE

- COMPREHENSIVE QUALITY ASSURANCE PROGRAM
- ONE YEAR BUILDER HOME WARRANTY
- ONLINE WARRANTY CLAIMS SUBMISSION AVAILABLE

*ALL CHANGES AND UPGRADES WILL BE PAID FOR AT TIME OF SELECTION AND WILL BE NON-REFUNDABLE

*IF BUILDER CANNOT GET LISTED PRODUCT SUBSTITUTE WILL BE USED

*BUILDER RESERVES THE RIGHT TO CHANGE THESE FEATURES AT ANY TIME

Interior Features

- **Ceilings:** 9'-10' Smooth Downstairs; 8'-9' Smooth Upstairs.
- **Baseboards:** Up to 6".
- **Casing:** Up to 4".
- **Stool:** Up to 6".
- **Crown:** Master Bedroom, Foyer, Dining Room, Family Room and Kitchen.
- **Accent Wall:** Up to 1 per house.
- **Built-Ins:** Per Plan in Family Room.
- **Wood Closet Shelves:** All Closets. 1 Shoe Box in Master Only. NO Drawers.
- **Interior Doors:** 6'8" Hollow Core. Any Style.
- **Paint:** Sherwin Williams; Up to 2 colors for all walls. Up to 1 Accent Wall. white trim, white ceilings, white closets. Garage painted white.
- **Hardware:** Satin Nickel, Black, or ORB.
- **Shower Door:** Semi-Frameless
- **Tub:** Built-In or Freestanding
- **Fireplace:** Electric or Gas Interior.
- **Countertops:** QUARTZ or GRANITE.
- **Hard Flooring:** Palmetto Road Laminate or Equivalent in main living areas AND Master Bedroom.
- **Carpet:** Home Showcase Silver Series with 8# pound padding in all guest bedrooms, closets, stairs, and bonus rooms.
- **Vinyl:** LVP, LVT, or Tile in Master Bathroom. LVP or LVT in all other Wet Areas.

Designer Kitchen

- Vented hood over range
- Wood shelving in pantry
- Tile Backsplash

Eco Features

- **HVAC:** Lennox 15 SEER Heat Pump or Equivalent with programmable thermostat.
- **Water Heater:** 50-Gallon Heat Pump Water Heater.
- **Foundation Insulation:** Per Code.

