

Sylvan *coastal*

5 BEDROOMS | 3.5 BATHS | 3300 SF

- First Floor Guest Bedroom
- Open Concept
- Incredible Master Suite
- Large Closets
- Covered Front Porch



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SHOWN WITH OPTIONAL STONE ACCENTS



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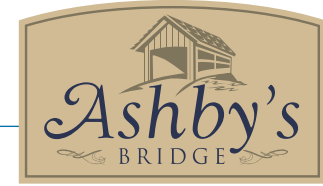


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The information in this document is deemed to be accurate but not warranted. Minor room size variations and reversed floorplans are subject of field conditions. Prices and specifications are based on the latest possible information available at time of publication approval. Renderings or floor plans depicted may show additional options. Builder reserves the right to make changes at any time without notice in specifications, prices, material, colors, equipment and models. 08/2016

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First Floor



Second Floor



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Standard Features

EXTERIOR

- Crawl Space foundation with Full Brick Skirt
- Fiber Cement Siding
- 30-Year Architectural Roof Shingles
- Insulated Fiberglass Exterior Doors
- Security Deadbolt Locks Front, Rear and Garage Service Door
- Insulated Raised Panel Carriage-style Garage Doors with Decorative Hardware
- Garage Door Opener with 1 Remote
- 10' x 10' Concrete Rear Patio
- Hose Bib Connections Front and Rear
- Weatherproof Electrical Outlets Front and Rear
- Seamless Gutters and Downspouts
- Maintenance-free Vinyl Soffits and Trim
- Municipal Water & Sewer
- Professionally Landscaped Tree and Shrub Package
- Sod in Front Yard to Front Corner of House
- Side and Rear Yard Seeded
- Low 'E' Glass, Single Hung Windows
- Side Load Garage (some exceptions)
- Front Porch Vinyl Rails

KITCHEN

- Shaker or Raised Panel Style Cabinet Doors with Soft Close Doors and Drawers
- Granite Countertops in Kitchen & Baths
- Center Island and Open Breakfast Bar (per plan)
- Kenmore Radiant Self-Cleaning Gas Cook Top
- Kenmore Stainless Steel Double Oven Unit, Microwave/Oven Combination
- Kenmore Stainless Steel Dishwasher
- Kenmore Range Hood over Cooktop
- 8" Deep Stainless Steel Double Kitchen Sink with Stainless Steel Pullout Faucet, Soap Dispenser
- Garbage Disposal
- Ice-maker Hook Up

BATHS

- Separate Soaking Tub with Ceramic Tile in Master Suite
- Ceramic Tiled Shower with Glass Door in Master Bath
- Integrated Double Bowl Vanity with Soft Close Drawers in Master Bath (per plan)
- Ceramic Floors in all Baths
- Brushed Nickel Delta Faucets
- Elongated Toilets

ADDITIONAL FEATURES

- 2-10 Home Warranty
- One-Year Builder Warranty
- Two Pre-Closing Walk-Through Inspections
- Engineered Floor and Roof Trusses
- Termite and Moisture Treatment

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Standard Features

INTERIOR

- 9 Foot Ceilings on First Floor with 8 Foot Ceilings on Second Floor (except Southerland plan 9')
- Two-Story Foyer (per plan)
- Pre-Wire for Surround Sound in Family Room
- Hardwood Flooring in Foyer, Dining Room, Kitchen/Breakfast, Down Hallway and Family Room
- Ceramic Floors in all Baths and Utility Room
- Wall-to-Wall Carpeting in all Bedrooms, Stairs and Upstairs Hallways
- Custom Fireplace Mantle with Granite Surround
- Ceiling Fans with Light Kit in Great Room and Master Bedroom
- Tray Ceiling (as shown on plan)
- Wainscoting in Foyer, Dining Room, Down Hallway and Mud Room (per plan)
- Crown Moulding in Foyer, Dining Room and Family Room

- Cubbies in Mud Room
- Overhead Lights in all Bedrooms with Ceiling Fan pre-wire
- Telephone Hook-up in Kitchen and Master Bedroom
- USB Charging in Kitchen and Master Bedroom
- Cable Hook-up in Great Room and all Bedrooms
- Security Package with Home Automation
- Hard-Wired Smoke and Carbon Dioxide Detectors with Battery Back-up
- Drywall with Bullnose Corners and Archways (per plan), and Smooth Finish walls throughout
- Sante Fe Raised Panel Interior Doors
- Brushed Nickel Lighting Package
- Brushed Nickel Lock Sets and Hinges
- Decorative Columns (per plan)
- Pull down Attic Stairway (per plan)
- Ventilated Shelving with Easy Slide Rods in Closets
- Custom Wood Shelving in Master Closet only

- Choice of 12 Base Wall Colors. Trim, Doors and Ceilings White
- Structured Wiring Packages for cable, phone, data
- Home Theater Package: 5 Speaker Pre-Wire and 1 Subwoofer

ENERGY SAVING

- Energy Efficient Gas Heat (1st Floor) and Energy Efficient Heat Pump (2nd Floor) with Programmable Thermostat
- Professionally Sealed Duct Work
- Insulated Low-E Windows with Screens
- Energy Efficient Gas Fireplace with Log Set
- 50 Gallon Energy Gas Water Heater
- R-38 Insulated Ceilings
- R-19 Insulated Floors (crawl)
- R-15 Insulated Exterior Walls
- Dow House Wrap on Exterior Walls

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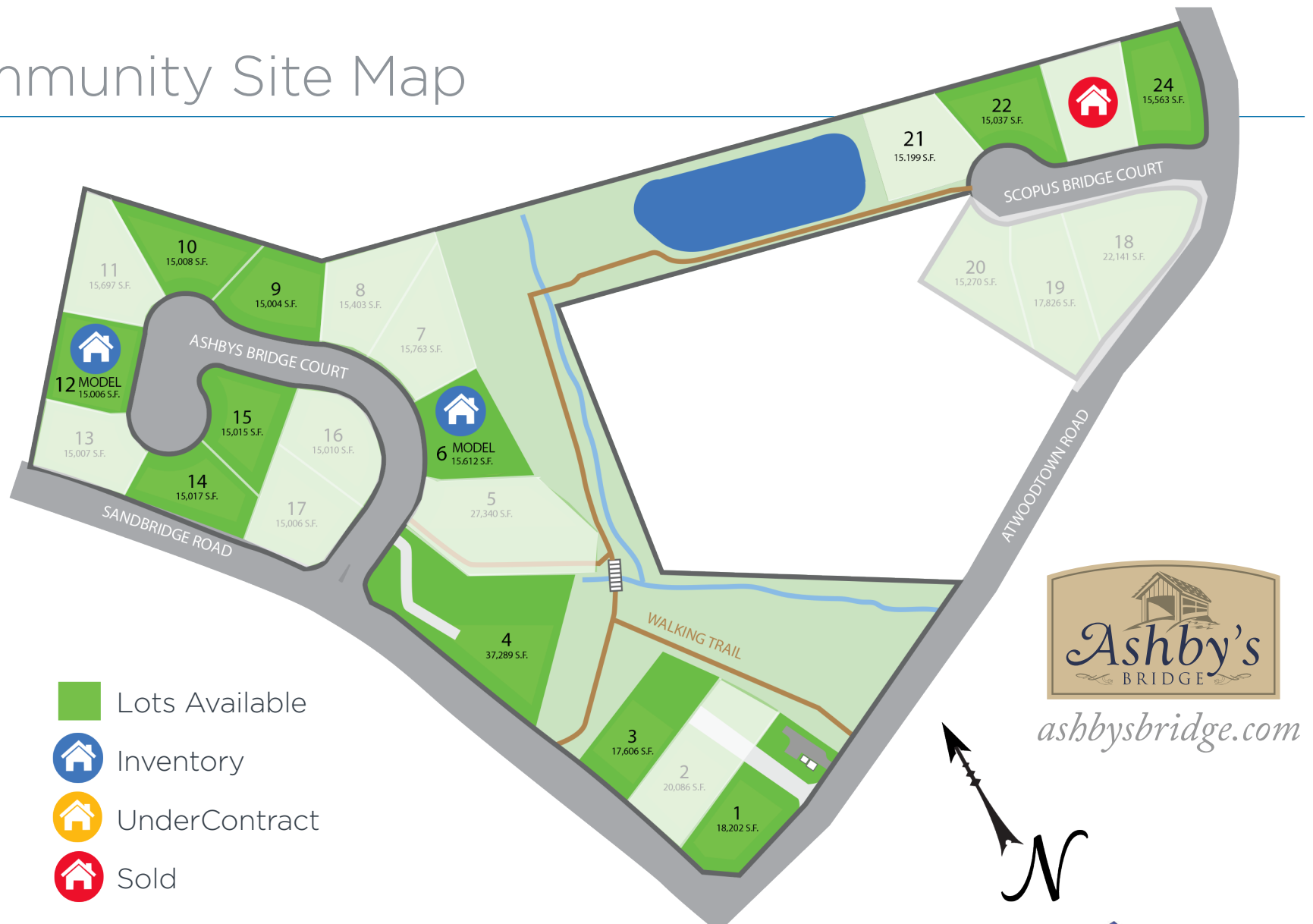


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Community Site Map



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 BUILDING LLC