

## - Riverside Estates -

### INCLUDED FEATURES-

#### CHEF'S KITCHEN

- **Complete Stainless Steel Appliance Package Includes: Range, Dishwasher and Microwave (level 1)**
- Double Bowl Stainless Steel Undermount Sink with Vegetable Sprayer
- **Garbage Disposal**
- **Granite Countertops with Tile Backsplash (level 1)**
- **42" Upper Kitchen Cabinets**
- **5 Recessed can lights in kitchen (Per Plan)**

#### OWNER'S SUITE

- **Incredibly Sized Master Suites with Trey Ceilings**
- Luxurious Sitting Rooms (Per Plan)
- **Elegant 5' or 6' Garden Tubs with Tile Surround (Level 1), (Per Plan)**
- **Separate 4' Tile Shower w/Silver Color Trimmed Shower Door & 40" Knee Wall and Glass Partion between tub & shower (Level 1), (Per Plan)**
- **Spacious Walk-In Closets**
- Double Bowl Vanities (Per Plan)
- **Ceramic Tile Flooring in Master Bath (level 1)**

#### EXTERIOR

- **Timeless Grand Exterior Designs- Full Brick Fronts with Masonry Siding on Sides and Rear (Per Plan)**
- Vinyl Soffit, Vinyl Shutters and Vinyl Windows
- **Superior insulated fiberglass 12 light front door with side lights (Per Plan)**
- 30 Year Warranty Architectural Shingles
- **Professionally landscaped yards featuring sodded lawns on front & sides (Up to 20 Pallets)**
- 10 x 12 Decks or Concrete Patios (Per Plan)
- Steel Reinforced Poured Concrete Foundations
- Weatherproof Exterior Electrical Outlets
- Two Exterior Hose Bibs
- Rust Free Fiberglass Screened Windows
- Termite Treatment
- **2 or 3 Car Garages- Painted and Trimmed (Per Plan)**

#### INTERIOR

- **"Legend Series" Two-Piece Crown Molding Trim Pkg which includes; Foyer, Kitchen, Breakfast, Keeping Room, Family Room, 1st & 2nd Floor Hallways, Master Bedroom, Sitting Room & Loft (Per Plan)**
- **3' High Shadow Boxing in Dining Room, Kitchen, Breakfast, Keeping Room, Family Room, Formal Living Room, 1st Floor Hallway and Foyer (Per Plan)**
- **2" Faux Wood Blinds on Front Windows (excludes doors, sidelight & foyer windows)**
- Two Story Foyers (Per Plan)
- **9 Foot Smooth Ceilings on main level and second level (Per Plan)**
- **Stained Finish Oak Open Handrail with Wrought-Iron Spindles**
- **Hardwood Flooring in Foyer, Extended Foyer, Downstairs Hallway, Kitchen, Breakfast Area, Keeping Room and Powder Room - if no Powder, then Full Bath receives Ceramic Tile (Per Plan)**
- Rounded Corner sheetrock
- **Upgraded Paint Throughout (Beige/Tan) (level 4)**
- **Beautiful Coffered Ceilings w/Crown Molding in Living Room (Per Plan)**
- **Stunning Trey Ceilings w/Crown Molding in Dining Room (Per Plan)**
- **Recessed Can lighting over master tub and shower (Per Plan)**
- **Ceramic Tile Flooring in all secondary baths (level 1)**
- Vinyl Flooring in laundry room
- **Pedestal Sink in Powder Room**
- **Upgraded (Elongated) Toilets in all bathrooms**
- **Overhead Lights in all Bedrooms**
- **Cultured Marble on all bathroom countertops**
- **Classic Plumbing Fixtures in Chrome (Standard)**
- **Designer Lighting Packages in Satin Nickel or Bronze Finishes with Ceiling Fan in 2-Story Family Room (Standard)**
- 36" Fireplace in Family Room and Features Custom Mantle & Surround
- Cable and Phone Connections in Family Room, All Bedrooms & Lofts
- Copper Electrical Wiring
- Ceiling Fan Pre-Wire and Switches in All Bedrooms
- "Cheyenne" Style Designer Interior Doors with Satin Nickel Hardware
- Large Closets and Pantries with Vinyl Clad Ventilated Shelving

#### ENERGY, SECURITY AND WARRANTY

- Multiple Climate Control System w/Separate Digital Programmable Thermostats for Upstairs and Downstairs for better energy efficiency (2 & 3 Story Plans)
- Phase 1 & 2: Electric Water Heater • Phase 3: Gas Water Heater
- Phase 1 & 2: Electric Furnace • Phase 3: Gas Furnace
- Insulated Double Pane "Low-E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning
- Fiberglass Insulation: R-13 Batted Exterior Walls, R-19 Batted Vaults and R-30 Blown Attics
- Protective house wrap decreases air and moisture infiltrations and increases energy efficiency
- Basic Security System
- Deadbolt Locks on All Exterior Doors
- Smoke Detectors on 1st & 2nd Floors & all bedrooms (Per Plan)
- G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage
- Full Time Warranty Department for Continuous Homeowner Support
- Two Quality Assurance Inspections with Homeowner Prior to Closing
- 6 Week and 11 Month Scheduled Warranty Appointments After Closing
- Full 10 Year Structural Warranty Provided Through 2-10 Home Warranty and Transferable Upon Resale