



Youngblood

P·R·O·P·E·R·T·I·E·S

INCLUDED FEATURES... *Quality in the Details*

EXCITING EXTERIORS

- Brushed concrete driveway and walkway
- 30-year dimensional asphalt shingles
- Fiber-cement siding, brick and stone per plan
- Weatherproof receptacles at front & rear
- Hose bibs located at front & rear
- Post light and lantern installed at front walkway
- Aluminum gutters and downspouts
- Sod and irrigation – front and side yards
- Low-E, argon filled, double-hung vinyl windows
- Choice of one exterior siding color & one trim color
- Pressure treated deck – size varies per plan
- Neighborhood standard mailbox and mailbox post
- Builder's deluxe landscaping package

INTERIOR CRAFTSMANSHIP

- 9' ceiling height on first floor, 8' on second floor
- Two-panel arched top or square top interior doors
- Hardwood floors in all first floor living areas
- Hardwood floors are your choice of pre-finished options to be chosen at ProSource
- Ceramic tile in all bathrooms & laundry room
- Carpet in all bedrooms & bedroom closets and upstairs hallway
- Craftsman trim package featuring wainscoating in dining room, crown molding in dining room, foyer & study
- Craftsman flat casing around windows and cased openings
- 5¼ inch craftsman flat baseboards throughout home
- White ceilings and choice of 4 interior wall colors (flat finish) & one color for interior trim
- Oil rubbed bronze door hardware
- Recessed lighting per plan
- Ceiling fan pre-wire in choice of 2 rooms
- \$3,000 electrical fixture allowance
- Gas fireplace with slate surround and painted mantle
- Oak stairs to second floor

KITCHEN DETAILS

- 42" raised panel white cabinets with crown molding – shaker door style
- Granite countertops – Level 1
- Oversized islands per plan
- Garbage disposal
- GE stainless steel appliance package including a range with gas cooktop, microwave with vent, and hidden control dishwasher – \$2,000 allowance
- Delta Leland series chrome faucet with pullout sprayer

BATHROOM DETAILS

- Oversized luxury tile shower in master bath
- Glass shower door on master bath shower
- Comfort height white or maple vanities
- Cultured marble tops in full baths
- Delta Ashlyn or Dryden series chrome faucets

ENERGY SAVING FEATURES

- Whole house air seal & house wrap package
- Conditioned crawl space
- Trane two-zone 14 SEER heat pump/central air and 90+ AFUE gas heat on first floor
- Programmable thermostats
- Gas-fired, high-efficiency Rinnai tankless water heater

STRUCTURAL QUALITY WHERE IT COUNTS

- Engineered floor systems & Advantec subfloors
- OSB exterior sheathing
- Engineered footings – engineer on site when poured
- Structured wiring package includes basic security system pre-wire surround sound in family room, and two phones & six cables

THE YOUNGBLOOD DIFFERENCE

- Selection assistance with our vendor designers
- Project Managers with extensive experience
- Pre-construction and pre-drywall on-site meetings
- Pre-settlement and 11 month walk-throughs
- Co-Construct construction management software to facilitate communication and the selection process

*All information above is deemed reliable but not guaranteed.
Standard specifications are subject to change at any time without prior notice.*

Inspired Designs for Passionate Living...

