



LAUREL HEIGHTS

Youngblood

P·R·O·P·E·R·T·I·E·S

INCLUDED FEATURES... *Quality in the Details*

EXCITING EXTERIORS

- Brushed concrete walkway & asphalt driveway
- 30-year dimensional asphalt shingles
- Premium vinyl siding
- Weatherproof receptacles at front & rear
- Hose bibs located at front & rear
- Aluminum garage door with motor and remote
- Smooth fiberglass front door & exterior doors
- Aluminum gutters and downspouts
- Low-E, argon filled, double-hung vinyl windows
- 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 square top interior doors
- Hardwood floors in all first floor living areas
- Hardwood floors are pre-finished 5 inch Metropolitan by Americana in choice of standard colors
- Ceramic tile floor in master bathroom
- Luxury vinyl tile floor in full baths & laundry room
- Carpet in all bedrooms & bedroom closets and upstairs hallway – Brookstone II by ProSource
- Crown molding in 2 rooms per plan
- 4 inch craftsman casing around windows and cased openings – windows to include a window stool
- 4 inch craftsman baseboards throughout home
- Choice of 1 color for walls and ceilings (flat) & and 1 color (semi-gloss) for interior trim
- Brushed nickel door hardware
- 4 LED recessed lights in kitchen and 2 pendant lights over island
- Ceiling fan pre-wire in choice of 2 rooms
- \$2,000 electrical fixture allowance
- Gas fireplace with slate surround and painted mantle
- Carpeted stairs to second floor
- White ventilated wire shelving in closets and pantry

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 smooth glass cooktop, microwave with vent, and hidden control dishwasher
- Delta Leland series chrome faucet with pullout sprayer

BATHROOM DETAILS

- Luxury tiled shower in master bath with tiled floor
- Glass shower door on master bath shower
- Fiberglass tub/shower combo in full baths
- Adult height white or vanities in all baths
- Cultured marble tops in all full baths
- Delta chrome faucets

ENERGY SAVING FEATURES

- Whole house air seal & house wrap package
- Conditioned crawl space
- Trane 14 SEER heat pump - system designed per plan
- Programmable thermostats
- High efficiency 50 gallon electric hot water heater

STRUCTURAL QUALITY WHERE IT COUNTS

- Engineered floor systems & Advantec subfloors per plan
- 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...

