



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 or patio – 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
- LVP (luxury vinyl plank) floors in all first floor living areas - choice of colors
- Ceramic tile floor in master bathroom
- LVT (luxury vinyl tile) floor in full baths & laundry room – choice of colors
- Carpet in all bedrooms & bedroom closets and upstairs hallway – Brookstone II by ProSource
- Crown molding in 3 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 bench seat
- 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...*

