



INCLUDED FEATURES... *Quality in the Details*

EXCITING EXTERIORS

- Brushed concrete driveway and walkway
- 30-year dimensional shingles-metal front porch roof
- Premium vinyl siding – lap, shake, or b&b per plan
- Masonry front porch w/ concrete fill & brick steps
- 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
- 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
- Luxury vinyl plank (LVP) floors in all first floor living areas
- Standard LVP is Eastern Flooring – Ridglock Plus
- 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 3 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
- \$2,500 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
- Subway tile backsplash
- GE stainless steel appliance package including a smooth top electric range with controls in front, chimney hood, microwave, and dishwasher – stainless steel
- 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 – granite in master
- Delta Ashlyn series chrome faucets – 4" spread

ENERGY SAVING FEATURES

- Whole house air seal & house wrap package
- Conditioned crawl space
- Trane 14 SEER heat pump/central air and 90+ AFUE gas heat on first floor
- Programmable thermostats
- Gas-fired, high-efficiency 50 gallon 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 eight connections split between phone, cable, and ethernet

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...

