



INCLUDED FEATURES... *Quality in the Details*

EXCITING EXTERIORS

- Concrete driveway and walkway
- 30-year dimensional asphalt shingles
- Brick exteriors - hardiplank & stone accents 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, side, and rear yards
- Low-E, argon filled, double-hung vinyl windows
- Choice of one exterior siding color & one trim color
- Concrete patios 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
- 8' doors on first floor, 6'8" doors on second floor
- Luxury Vinyl Plank (LVP) floors in all first floor living areas, laundry room, and second floor loft areas
- \$4.50 per square foot LVP material allowance
- Ceramic tile floors in all bathrooms
- \$3.00 per square foot tile material allowance
- Carpet in all bedrooms & bedroom closets
- Standard carpet is Brookstone III with 8 lb. pad
- Craftsman trim package featuring wainscoting in dining room, crown molding in three rooms per plan
- 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 and covered porches per plan
- \$3,000 electrical fixture allowance
- Gas fireplace with black granite surround and painted mantle
- Oak stairs to second floor

KITCHEN DETAILS

- 42" raised panel white cabinets with crown molding - shaker door style - soft close - dovetailed drawers
- Granite countertops
- Oversized islands per plan - garbage disposal
- Subway tile backsplash
- GE stainless steel appliance package including a range with gas cooktop, chimney style vent hood, microwave, and dishwasher
- Delta Leland series chrome faucet with pullout sprayer

BATHROOM DETAILS

- Oversized luxury tile shower in owner's bath
- Glass shower door on owner's bath shower
- Granite tops in owner's bath
- Comfort height white vanities and toilets
- Cultured marble tops in full baths
- Delta Ashlyn series chrome faucets - 4" spread

ENERGY SAVING FEATURES

- Whole house air seal & house wrap package
- 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 eight connections in your choice of 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 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...

