



## INCLUDED FEATURES... *Quality in the Details*

### EXCITING EXTERIORS

- Paved driveway, brushed concrete 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
- Low-E, argon filled, double-hung vinyl windows
- Choice of two exterior siding colors & one trim color
- Pressure treated deck or covered porch per plan
- Neighborhood standard mailbox and mailbox post
- Builder's deluxe landscaping package

### INTERIOR CRAFTSMANSHIP

- 10' ceiling height on first floor, 9' on second floor
- Two-panel arched top doors – 8' tall on first floor
- Hardwood floors in all first floor living areas and second floor hallway
- Hardwood floors are 5" engineered oak – Monet Collection by Palmetto Road
- Ceramic tile in all bathrooms & laundry/mudroom
- Carpet in all bedrooms & bedroom closets – Brookstone III with 8 lb. pad
- Craftsman trim package featuring wainscoating in dining room, 2-member crown molding in dining room, foyer & study
- Craftsman flat casing around windows & 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
- Brushed nickel or oil rubbed bronze door hardware
- Recessed lighting per plan
- Ceiling fan pre-wire in choice of 6 rooms
- \$4,000 electrical fixture allowance
- Gas fireplace with black granite surround
- Oak stairs to second floor

### KITCHEN DETAILS

- 42" raised panel white cabinets with crown molding
- Granite countertops – Level 3
- Oversized islands per plan
- GE Profile stainless appliance package including gas cooktop, vent hood, wall oven, microwave, and dishwasher
- Delta Leland series chrome faucet
- Builder's standard subway tile backsplash

### BATHROOM DETAILS

- Oval or corner tub in master per plan
- Granite vanity top in master bath – Level 3
- Oversized luxury tiled shower in master bath with frameless glass shower door
- Comfort height white vanities – comfort height toilets
- Cultured marble tops in additional full baths
- Delta Ashlyn series chrome faucets – 4" spread
- Americast tubs with subway tile surrounds in full baths

### 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 propane gas backup heat on first floor
- Programmable thermostats
- Propane gas-fired Rinnai tankless water heater

### STRUCTURAL QUALITY WHERE IT COUNTS

- Engineered floor systems & subfloors
- OSB exterior sheathing
- Engineered footings – engineer on site when poured
- Structured wiring package includes eight connections with your choice of phone, cable, or ethernet

### THE YOUNGBLOOD DIFFERENCE

- Project Managers with extensive experience
- Pre-construction and pre-drywall on-site meetings
- Pre-settlement and 11 month walk-throughs
- Selection assistance with experienced designers

*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...*

