

Included Features

CUSTOM COMMUNITY DESIGN

- Selection of large homesites, moisture conditioned per GeoTech engineering
- Inspired one- and two-story home designs, exteriors in a variety of architectural styles and materials
- Inviting clubhouse, pool, community parks and green space close to all

WELCOMING HOME EXTERIORS

- Bricked front porches
- Exterior coach lights included (per plan)
- Salt finish driveways and 4' wide lead walk
- OWENS CORNING® shingles: selection of 4 colors (limited-lifetime warranty)
- ACME® king-sized clay brick choices and various stone for stone elevations
- JAMES HARDIE® siding, soffit and fascia (per plan)
- ZIP WALL® Board Exterior Sheathing System on all exterior walls
- SHERWIN WILLIAMS® exterior paint color palette
- 8' tall, insulated cedar-clad garage doors
- LIFTMASTER® ¾ HP garage door opener with myQ® WIFI technology, wall station and remotes
- 5" pre-finished seamless aluminum gutters with downspouts to underground drains
- 6' board-on-board cedar stained "friendly neighbor" privacy fencing with boxed steel posts and (2) entry gates
- Wrought iron fencing on corner and greenbelt lots
- Upscale landscaping with full sod and entry planting with mulched beds
- Programmable irrigation system with rain & freeze sensors
- Drip lines installed around foundations
- 3 frost-proof hose bibs
- Full-lite patio door (per plan)
- (1) exterior GFI outlet at the porch and (1) at the patio

INSPIRED HOME DESIGN & FEATURES

- Thoughtfully designed Interior layouts
- Varying ceiling heights creating a luxurious feel throughout
- 8' tall 42" wide front entry door selections with choice of finishes
- Gourmet Kitchen Package included with stacked cabinets to 10' and SS KitchenAid® appliances
- Site-finished kitchen, bath, and laundry room cabinets included
- Laundry rooms with 42" upper cabinets, 36" base cabinets included, with optional cabinet choices
- Soft-close cabinet doors and drawers in kitchens, and butler/morning kitchen options if added
- Sealed gas fireplace with painted boxed shelf mantle in family rooms Laundry Sink included
- Mud Bench (painted) included
- 8' Solid Core interior doors on first floor
- Family Rooms include 5.1 Surround Sound Pre-Wire
- White Rocker style light switches
- Level 3 engineered wood at first floor common living areas
- Level 4 floor tiles in baths and utility room
- Level 5 carpet with ½" pad at formal dining, study, all bedrooms and closets, stairs
- 5 1/2" SHAKER style baseboard included on first floor, 3-1/2" second floor
- White Oak starter step with carpeted stair treads and risers
- White Oak Boxed newel posts, handrails, and wrought iron balusters (per plan)
- SHERWIN WILLIAMS interior paint colors with textured ceilings and walls
- Rounded drywall corners (excludes windows)
- Stunning interior light fixture choices
- Ceiling fans at primary bedroom, family room, game room, study, and patio (per plan)
- Pre-wire included for fans at secondary bedrooms

HEART OF THE HOME KITCHEN

- Site-finished cabinets – Gourmet Kitchen Package painted cabinets
- Stacked upper cabinets to 10 feet with crown molding
- Spacious one-level islands in the heart of the home
- Level 4, 3cm countertops included in Kitchens (Quartz, Quartzite, Granite) and
- Butler Pantry/Morning Kitchen options if added (per plan)
- Stainless steel single bowl undermount sink included in Gourmet Kitchen Pkg
- Under Cabinet LED Lighting in kitchens, and butler/morning kitchen options if added
- DELTA Touch20® Technology hardwired kitchen faucet included
- KITCHEN AID® built-in appliances in stainless steel, optional Black SS
- Choice of SS Chimney cooktop hood 400 CFM, Wood cooktop hood 585 CFM
- INSINKERATOR® 1/3 HP garbage disposal
- Spacious walk-in pantry with included shelving
- Fridge water line connections included in kitchen and utility room
- Kitchen Makeup Air system included

EXQUISITE BATH AREAS

- Level 4, 3cm countertops included in Primary Bath
- Choice of free-standing oval or rectangular tub in Primary Bath
- Level 4 wall and floor tiles in Primary Bath
- Primary Bath Shower tile included to ceiling
- Delta faucets with finish choices
- Elegant, framed mirror choices in Primary Bath and Powder Bath(s) included
- White porcelain tubs in secondary baths (per plan)
- Level 3, 3cm countertops in secondary and powder baths
- Powder baths include painted base cabinets

Included Features

ENERGY FEATURES

- Whole house Fresh Air intake and Kitchen Makeup Air systems
- LENNOX®16 Seer 2-stage dampered air conditioning system
- RHEEM® tankless water heaters (# per plan)
- R-15 minimum blown fiberglass BIB insulation system in all exterior walls
- R-38 attic insulation: minimum of 13" blown fiberglass insulation
- Flexible R-6 ducts
- Vinyl Low E, argon-filled, dual pane windows in 2 included color choices
- Radiant barrier roof decking
- LED disk lighting throughout (per plan)
- Third Party energy inspection and HERS rating for each home

TECH TO MAKE LIFE EASIER

- KWIKSET® Smartcode Electronic Deadbolt
- CLARE® doorbell camera for peace of mind
- CLARE CLIQ® mini smart home controller
- Smart-enabled lighting zones at front porch, family room and kitchen included
- HONEYWELL® Vista 15 security control panel – hardwire at front door, Primary bdrm, and each garage entrance
- (2 WAP) wireless access points for WIFI network
- LENNOX® programmable smart thermostats with first floor damper zoned
- LIFT MASTER® ¾ HP garage door opener with myQ® WIFI technology, wall station and remotes
- 220v 50 amp power included two-car garage for future electric car
- Family Rooms include 5.1 SS pre-wire
- Optional Media Rooms include 7.1 SS pre-wire, plus sound dampening insulation in walls and floor

OUTDOOR LIVING

- Salt-finished concrete rear patio
- Ceiling fan and LED disc lights (per plan)
- Spacious covered patios with (1) gas stub included
- 3 frost-proof hose bibs
- (1) exterior GFI outlet at the porch and 1 at the patio
- Third Party energy inspection, air leakage test, and HERS rating for each home
- Full sod, sprinkler system, foundation drip line and controller
- (1-3) 3-5" caliper tree(s) (per lot)

HOMEOWNER CARE HIGHLIGHTS

- Professionally engineered post-tension foundation
- Frame areas pre-treated for termite protection, baseplate and studs to 36" on 1st Floor exterior walls
- PEST FORCE® In-wall pest control system
- Independent third party quality inspection, and multiple stage inspections
- Smoke & Carbon Monoxide Detectors
- Whole house Fresh Air intake and Kitchen Makeup Air systems
- PRE-WIRE included for (3-4) security keypads & (2) motion detectors (per plan)
- HARDWARE included for (1) motion detector and (1) keypad
- Structured wiring package that includes: (3) CAT 6 and (3) RG 6 locations

STEP BY STEP CURATED PARTNERS IN BUILDING

- Expertise to help you determine home designs and sites that fit your family
- (2) Design appointments with a Professional Designer included
- HOME PRO appointment for all structured/low voltage wiring needs

PEACE OF MIND

1,2, & 10 Years Peace of Mind

The one-year warranty is a builder surety and backs the builder's warranty on workmanship and materials (excludes landscaping).

The two-year warranty is a builder surety and backs the builder's warranty on defects in the wiring, piping and ductwork in the electrical, plumbing, heating, cooling, ventilating and mechanical systems.

StrucSure Home Warranty – backed by Lloyds of London.

The 10-year structural warranty is a direct warranty that begins on the day of closing and lasts for 10 years. As a direct warranty, StrucSure Home Warranty is the responsible party for major structural defects. If a major structural defect occurs within the first 10 years, it will be repaired, replaced, or paid for under this warranty.



LEGACY GARDENS

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