



COASTAL MODERN SERIES

Quality Features INCLUDED IN EVERY HOME

KITCHEN

- All Wood 42" Cabinets with Soft Close Feature and Choice of Standard Hardware
- Quartz Countertops and 4" Quartz Backsplash Stainless Steel 10" Deep Undermount Sink
- LED Puck Lighting- Kitchen with Island Pendants Per Plan
- Faucet – Delta Coranto in Choice of Finish
- Pantry with Light Per Plan
- Stainless Steel Electrolux Appliances | Refrigerator, Smooth Surface Gas Cooktop, Multi-Cycle Dishwasher, Wall Oven with Built-in Microwave Above and Hood Vent Insert above Cooktop

BATH

- All Wood 36" Vanities with Soft Close Feature and Choice of Standard Hardware
- Quartz Vanity Top and 4" Quartz Backsplash with Rectangular White Porcelain Undermount Sink Framed Mirror over Each Sink
- Faucets – Delta Woodhurst in Choice of Finish -8" spread in Owners Suite and 4" spread in Secondary Bathrooms
- Four Piece Delta Bath Accessories in all Full Bathrooms which include the following: Towel Bar, Towel Ring, Robe Hook & Paper Holder in Choice of Finish | Two Piece in Half Bath Secondary Bathroom includes One Piece Fiberglass Tub/Shower Combination or Freestanding Shower per Plan
- Owners Suite Tile Zero Entry Shower with Frameless enclosure with Freestanding Tub Delta Woodhurst Deck Mounted Tub Filler Faucet Per Plan

FLOORING

- Ceramic Tile All Bathroom Floors and Waterproof Luxury Vinyl Plank Flooring Through-out

ELECTRICAL

- 200 Amp Service Panel
- Decorator Lighting allowance
- Ceiling Fan with Light in Great Room, all Bedrooms and Side Porch Per Plan
- 2 Eave Lights at Garage Per Plan
- Vanity Light Fixtures in Bathrooms
- 1 USB Outlet in all Bedrooms & Kitchen
- Luxul Whole Home WiFi System- Integrated WiFi Ethernet Cat5e in all Bedrooms and Great Room with Structured Wire Panel
- 2 Floor Receptacles in Great Room w/USB Plug
- Gas Accent Lighting on Front Porch

PAINT & TRIM

- Sherwin Williams Paint - White Ceilings and One Choice of Wall Color. Egg Shell with Flat Ceiling and Semi-Gloss Trim
- Smooth Finish Walls and Ceilings with Square Corners
- Choice of Interior Doors in Several Styles 8' Tall In Main Living Area 8' in secondary areas
- 7 ¼" Baseboard and 3 ¼" Window and Door Casing
- Crown Molding in Owners Suite, Foyer, Great Room, Kitchen and Dining Room
- Painted and Trimmed 2-Car Garage Per Plan
- Large Walk-in Closet – Owner's Suite
- Painted Wood Shelving in all Closets, Pantries and Linen Closets with Metal Closet Rods
- Upper Cabinets in Utility Room Over Washer and Dryer Location



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EXTERIOR DOORS & WINDOWS

- Fiberglass Insulated Entrance Doors with Choice of Hardware Finish
- Single Hung White Wood Clad Vinyl Windows on front of house - Color Upgrades available
- Single Hung White Vinyl Windows in other locations- Color Upgrades available
- Low E Dual Pane Insulated Glass Screens on all Operable Windows Full Glass Side Patio Exterior Door
- Wind Rated and Insulated Overhead Garage Door(s) Per Plan
- Smart Garage Door Opener(s) with Two Remotes
- Attic Pull Down Stairs – Per Plan

STRUCTURAL

- On Site, Stick Built Construction in Compliance with the International Residential Code
- 10-12' First Floor and 10' Second Floor Ceiling Heights Per Plan
- 3500 PSI Concrete
- Full OSB Wall Sheathing on all 2x6 Exterior Walls Engineered Wood Products used in Plans with Open Spans
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- Exterior Wall Sill Plates Anchored to Foundation Hurricane Straps at each Rafter and Top Plate Strapped to Wall Studs
- Design Wind Speed: 160 MPH

ENERGYSAVING FEATURES & MISCELLANEOUS

- 15.4 SEER Heat Pump with Programable Thermostat
- Tankless Water Heater Mounted on Garage Exterior.
- Water, Air and Vapor Barrier House Wrap on all Exterior Wall Sheathing
- R-38 Attic Encapsulation Open Spray Foam Insulation R-19 Fiberglass Batt Insulation in Walls

EXTERIOR

- Poured Concrete Driveway with Sidewalk and Walkway to Front Door
- Covered Side Porch
- Architectural Shingles with Lifetime Limited Warranty
- Synthetic Roof Underlayment with Metal Drip Edge
- Brick, James Hardie® Siding, Fascia, Soffit & Tongue and Groove Porch Ceilings (Per Plan)
- Sherwin Williams Exterior Paint Options
- Termite Treatment with Guarantee and Bora Care Treatment
- 2 Exterior Hose Bibs
- Choice of 3 Upscale Landscape Packages

WARRANTY

- 6-year Limited Structural Warranty
- 2-year Limited Mechanical Warranty (Plumbing, Electrical, HVAC)
- 1-year limited Workmanship Warranty