



The Charlotte Included Features

INTERIOR FINISHES

- 9' smooth finish ceiling on the main floor
- Santa Fe Style Interior doors
- Oak or Maple Cabinetry with Hardware
- Formica Brand countertops in kitchen
- Cultured Marble Bathroom Vanities
- Raised height master bath vanity
- Wood base trim 4.25"
- Enamel Painted Decorative Trim
- Window sill with wood apron below

ELECTRICAL & APPLIANCES

- Whirlpool kitchen appliances include: self cleaning electric range, dishwasher, over-the-range hood & disposal
- Designer lighting package
- Overhead lights in all bedrooms
- Master Bedroom & Living room pre-wired for ceiling fans
- Cable TV connections at convenient locations
- Wiring for telephones at convenient locations
- Grounded Electrical outlets, Safety GFIC outlets
- Front & Rear Ground Fault Interrupt Circuit electrical outlets
- Front & rear exterior electrical outlet
- Classic Exterior Lighting Fixtures

PLUMBING

- Quick recovery 50 gallon electric water heater
- 8" deep stainless steel double-sized kitchen sink with vegetable sprayer
- Built In Ice maker connection
- Pedestal sink in powder room
- MOEN Washerless 4" dual handle sets & chrome faucets in bathrooms
- Front and rear frost free hose bibs

HEATING/COOLING/ENERGY FEATURES

- Energy efficient insulation: R-13 exterior walls, R-38 in ceilings
- Energy efficient electric heat & cooling system

SAFETY FEATURES

- Smoke detectors with battery back up
- Deadbolt front and rear by Yale
- Installed Security System
- Handrails per codes

EXTERIOR FINISHES

- 30-year architectural roof shingles
- Underground utilities
- Concrete drive
- Carriage Style Garage Doors w/windows & opener
- 100% OSB sheathing and house wrap vapor barrier
- Baked enamel finish 5" aluminum gutters & downspouts with splash blocks
- 8'x10' Entertainment Patio
- Termite Pre-Treatment

WINDOWS/EXTERIOR DOOR

- Insulated fiberglass front door & rear vinyl security slider w/screen
- Prairie style Stanley insulated maintenance free vinyl windows w/screens
- Tilt sash for easy cleaning

FLOOR COVERING

- Armstrong 3" Beckford Plank Hardwood at Entry
- Shaw Designer carpet with upgraded 6lb. Pad in other areas
- Armstrong "No Wax" vinyl flooring in kitchen, laundry, and baths.

HARDWARE/SHELVING/MIRRORS

- Deadbolt locks on front & rear ext. door
- Privacy locks for bedrooms and baths
- Coated wire shelving with free slide hanger bar w/life time guarantee
- Beveled edge oval mirror in powder room
- Triple hinged interior doors
- Yale Brushed Chrome door hardware

WARRANTY

- One year Builder Warranty
- 2/10 Bonded Builder's Warranty plan

LANDSCAPING

- Designer shrubs, trees and hardwood mulch package