



The Charlotte Included Features

INTERIOR FINISHES

- 9' smooth finish ceiling on the main floor
- Wrought Iron staircase spindles w/Oak end caps
- Santa Fe Style Interior doors
- Plantation hardwood cabinetry with hardware
- Wilsonart Hi-def counters in kitchen
- Wainscoting in Dining Room
- Cultured Marble Bathroom Vanities
- Raised height master bath vanity
- Wood base trim 4.5"

ELECTRICAL & APPLIANCES

- Whirlpool kitchen appliances include: self cleaning electric range, dishwasher, over-the-range hood & disposal
- Designer lighting package
- Overhead lights in all bedrooms
- Bedrooms & Living room pre-wired for ceiling fans
- 6 cable TV connections at convenient locations
- Wiring for 3 telephones at convenient locations
- Electrical outlets, Safety GFI outlets, & smoke detectors
- Front & rear exterior electrical outlet
- Exterior Lighting Fixtures
- Doorbell at entry

PLUMBING

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

HEATING/COOLING/ENERGY FEATURES

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

SAFETY FEATURES

- Smoke detectors
- Deadbolt front and rear
- Security System
- Handrail per codes

EXTERIOR FINISHES

- Cement board siding with maintenance free vinyl soffits
- 30-year architectural roof shingles
- Underground utilities
- Concrete driveway
- Carriage Style Garage Doors w/windows
- 100% OSB sheathing and house wrap vapor barrier
- 3-sided brick foundations
- Oversized baked enamel finish aluminum gutters & downspouts with splash blocks
- 8'x10' Concrete Patio
- Termite Pre-Treatment

WINDOWS/EXTERIOR DOOR

- Prairie style Stanley insulated maintenance free vinyl windows w/screens
- Tilt sash for easy cleaning
- Insulated fiberglass front door & rear vinyl security slider w/screen
- Wood molding window sill with wood apron below

FLOOR COVERING

- Hardwood at Entry
- 12"x12" Ceramic tile in master bath, guest bath, and powder room, fiberglass tub surround in both baths.
- Designer carpet with upgraded 6lb. Pad in other areas
- "No Wax" Armstrong vinyl flooring in kitchen, sun room & laundry

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

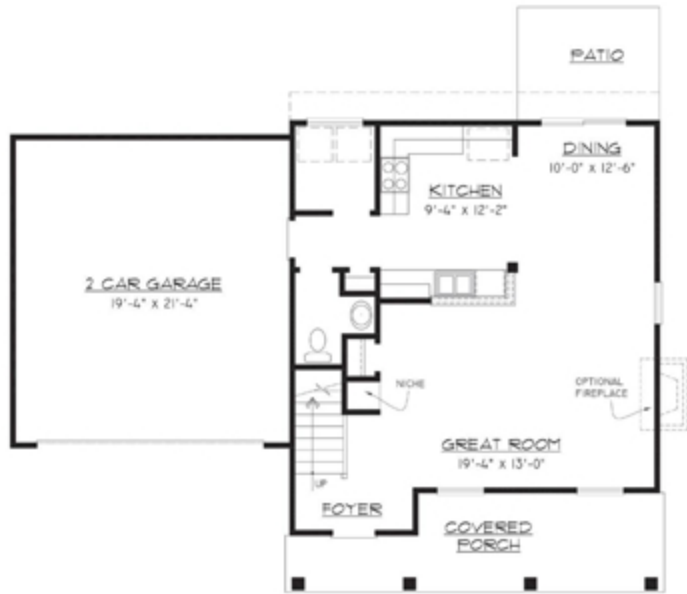
- One year Builder Warranty
- 2/10 Bonded Builder's Warranty plan

LANDSCAPING

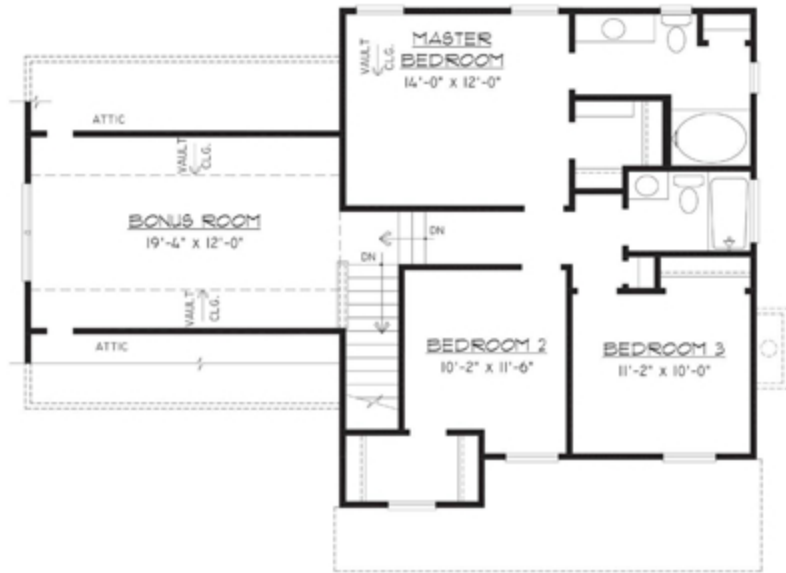
- Designer shrubs, trees and hardwood mulch package

The Charlotte

3 BEDROOMS PLUS LARGE BONUS ROOM / 2.5 BATHS / 2 CAR GARAGE / 1,715 SQUARE FEET



First Floor Plan



Second Floor Plan



Front Elevation A



Front Elevation B

*Prices, features and square footages are subject to change without notice.
Renderings may vary in precise detail from actual construction, all dimensions are approximate.*