

# Fairwater 50'

## Interior Features

- **Wood look vinyl flooring in all bathrooms and 1<sup>st</sup> floor areas except bedrooms**
- **Built-in Home Automation controlled from a single app**
- **Full wrought iron stair parts (Per Plan)**
- **Elongated commodes in all baths**
- **MOEN** lifetime warranty plumbing fixtures
- **SHERWIN WILLIAMS paint**
- Flat Panel Maple cabinets in Bathroom 1 with high Vanities
- Cultured Marble counter tops in all bathrooms
- Double sinks in bathroom 1 (and secondary bathrooms if applicable)
- Acrylic garden tub with separate shower and tile surround
- Porcelain Pedestal Sink in Powder Room
- Smoke detectors
- Wood shelving all closets, pantry and utility
- Telephone wiring family and bedroom 1 (study and game room if applicable)
- Cable wiring family and bedroom 1 (study and game room if applicable)
- Ceiling fan in Bedroom 1 and family room (study and game room if applicable)
- Brushed nickel interior and exterior door hardware

## Kitchen Features

- **Whirlpool® Stainless Steel appliances (microwave, dishwasher & gas range)**
- **DUPURE® drinking water filtration system**
- **Recessed cans LED lighting**
- **42" Flat Panel maple cabinets with crown molding**
- **Under cabinet lighting**
- **Granite counter tops with square edge**
- **Tile back splash**
- Stainless steel under mount kitchen sink with garbage disposal and vegetable sprayer
- Ice maker connection for refrigerator

## Exterior Features

- **3 sides brick – 1<sup>st</sup> Floor**
- **Covered patio**
- **8' Double Bore Painted Front Door**
- **Sprinkler system**
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Double Bore Painted Fiberglass Full Lite Back Door
- Divided lite windows on front elevation
- Garage door opener
- Coach lights (per plan)
- 30 year shingles

## Construction & Energy Features

- **RINNAI Tankless Water Heater**
- **HERS (Home Energy Rating System) Index**
- **Radiant Barrier**
- **CARRIER high efficiency 16 SEER air conditioning system with programmable thermostat**
- **BORA-CARE® application to protect building materials against wood destroying insects and fungi**
- 10 Year Homebuyer's Warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Fully sheet rocked and painted garage
- Post tension slab
- Double pane, Low-E, vinyl window
- Third party quality inspections throughout construction process

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