

## STARVIEW 74'

### QUALITY CONSTRUCTION

- Engineered structural framing designed, inspected and certified by engineer of record on every home
- Engineered post tension slab designed per lot, inspected and certified by engineer of record
- Borate treatment and Taexx® pest defense system
- Inspections performed by experienced internal and external professionals at multiple stages of the construction process
- One-year workmanship and materials, two-year mechanicals, and 10-year structural warranty provided by a third-party warranty company

### ENERGY EFFICIENCY

- High performance with market competitive HERS Index
- Third party energy rater for inspections of insulation, HVAC system, duct system and seal of building envelope to assure energy efficiency in each home
- Lennox® HVAC system with 96% AFUE gas furnace, external fresh air ventilation, multiple air returns
- Dual pane vinyl windows with Low-E high performance glass with argon gas
- Rheem® RTG series Tankless Water Heater(s) for continuous hot water and energy efficiency
- Freeze-resistant and energy efficient Zurn® PEX water supply system
- Grade 1 insulation rating achieved with R-38 blown fiberglass for accessible attic areas, batt insulation for inaccessible areas, and BIBS® for exterior walls
- Blown-In-Blanket System (BIBS®) in exterior walls that completely fill the wall cavity to increase thermal efficiency
- Broan-Nutone Energy Recovery Ventilator for fresh, filtered air while exhausting stale air and pollutant

### SMART HOME TECHNOLOGY

- Complimentary meetings with an audio/security/home automation professional (new builds only)
- Sophisticated Wi-Fi pre-wiring package, making it easy for smart home devices to be connected throughout the home
- 5.1 surround sound pre-wire in Great Room and 5.1.2 surround sound pre-wire in Media Room (per plan)
- Ecobee smart thermostat
- Ring Elite video doorbell with Retinal 4K
- SmartLink® irrigation system
- LiftMaster® Wi-Fi enabled garage door openers
- Kwikset® Halo Select touchscreen, Wi-Fi enabled smart lock
- Resideo All-in-One touchscreen security panel

### DESIGN CENTER

- Nine (9) hours of complimentary design center services to complete your selections and personalize your home (new builds only)

### LIGHTING SPECIALIST

- Four (4) hours of complimentary lighting showroom services to review light fixtures and fan choices to compliment your design center selections (new builds only)



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### EXTERIOR FINISHES

- CertainTeed® Landmark® Algae-Resistant Shingles with industry-best limited lifetime warranty and galvanized drip edge roof
- Impressive 42" wide solid Mahogany front door with a choice of styles
- Insulated LP Smartside® Trim steel garage doors
- 6' pre-stained board-on-board cedar fence with metal posts (Fence to match community deed restriction at public areas, corner lots & community perimeter)
- Buff mortar with king-size clay bricks
- Generous landscaping package
- Full yard zoned irrigation system with separate zones for grass and bedded areas (includes rain/freeze sensor) Including pressure regulated heads for water conservation
- Bermuda grass yard
- Fiberglass full light insulated glass patio doors
- Full aluminum gutters with seamless sub-surface downspouts tied to underground flex drains to funnel water a minimum of 5' from house

### INTERIOR FINISHES

- 8' solid core interior doors on first floor with a choice of styles
- Hinges are color coordinated with door hardware
- Rounded interior corners (unless noted per specific location)
- Heatilator® 42" direct vent gas fireplace with fixed glass and a smooth mantel; includes logs and outside air kit
- Franklin Brass® Kinla™ satin nickel bathroom hardware
- Delta® Woodhurst™ Brilliance Stainless faucets in all bathrooms
- Comfort height soft close commodes in owner's bath and downstairs Powder Bath and Guest Suite (per plan or per option)
- Satin black metal balusters on stairways
- Kwikset® Hancock Satin Nickel knobs throughout house

- Engineered wood floors with a choice of finishes in Entry, Great Room, Kitchen/nook, Dining (per plan), Hearth Room (per plan) & first floor hallways
- Tile with a choice of style in baths and Laundry Room
- 1/2" 6lb carpet pad with luxurious carpet in Study, all bedrooms and second floor
- Garages finished out with texture, trim and paint
- 5 1/4" MDF base moulding
- Lighting allowance to personalize your decorative fixture package

### KITCHEN

- Custom cabinets with 60" uppers, choice of door styles, and choice of paint grade color
- 28" insert stainless steel range hood with 600 CFM extraction capacity, includes make-up air from HVAC contractor
- Choice of stainless chimney style hood or wood hoods
- Choice of level 2 (3 cm) countertops with undermount stainless steel sink
- Subway backsplash selections laid straight or split 50/50
- Delta® Essa® Arctic Stainless single handle pull-down faucet
- KitchenAid® 36" 6-burner gas cooktop
- KitchenAid® Built-in microwave
- KitchenAid® Hidden control, stainless tub dishwasher
- KitchenAid® Built-in double oven

### OWNER'S BATH RETREAT

- Choice of level 2 (2 cm or 3 cm) countertops with oval ceramic undermount sinks
- 36" custom cabinets with bank of drawers (per plan) and choice of door styles.
- Delta® Woodhurst™ Brilliance Stainless 8" widespread faucet
- 80" tall, brushed nickel frameless clear glass shower

