



THE CLASSIC COLLECTION

OF SINGLE FAMILY HOMES

INCLUDED FEATURES ELIZABETH SPRINGS COMMUNITY WAKE FOREST / ROLESVILLE

EXTERIOR FEATURES

- 10 distinctively different period architectural styles (4 used for each floor plan)
- Fiberglass/asphalt shingles with 25-year manufacturer's warranty and synthetic felt underlayment (far superior to 15 lb. paper underlayment)
- Stem wall concrete foundation with **brick facing** all around for superior looks and structural integrity
- Broom finish concrete covered front entry per plan
- Sodded lawn in front, sides, and 25 feet in rear
- Professional landscape package
- Low maintenance premium exterior components:
 - Fiber-cement siding (limited lifetime warranty)
 - Energy-efficient vinyl windows with low-E glass
 - Low-maintenance vinyl shutters in a variety of colors (per plan)
 - Brick or stone front accents (per plan)
 - LP Smartside exterior, corner, fascia, and other trim boards (5/50 yr. limited warranty)
 - Fiber-cement soffits (limited transferable warranty up to 25 yrs.)
- Fiberglass two-panel front door
- Sherwin Williams "Super Paint" w/ltd. lifetime warranty: choice of 50 color combos (flat siding and semi-gloss trim)
- Deadbolt locks on all exterior doors
- Elegant front door handle-set in satin nickel finish
- GFI exterior electrical outlets front and rear
- 2 exterior water faucets per plan
- Splash blocks at all downspouts
- Seamless gutters
- Protective 12" overhangs on front and rear, 6" on sides
- 2 car fully sheet rocked garage
- Exterior garage light

INTERIOR FEATURES

- Smooth ceilings (9' first floor, most plans); volume ceilings per plan
- Level 1 LVP flooring in kitchen/breakfast, dining, family & foyer in choice of 5" or 7" widths
- Quality carpeting in choice of colors with 6 lb. pad
- Level 1 tile flooring in laundry
- 2 combo outlets (cable and phone), 1 in family room, 1 in master bedroom
- Your choice of 6 Sherwin Williams "Painter's Edge" flat interior paint colors w/white interior trim. One color throughout home.
- Overhead lights in all bedrooms, family room, rec-rooms, and studies braced & pre-wired for ceiling fans
- 5 panel smooth interior doors
- Interior door hardware in satin nickel finish
- Washer and electric dryer connections
- 3 ¼" door and window casings
- 5 ½" baseboards
- Overhead garage door opener with 1 remote
- Ventilated shelving in all closets

KITCHEN FEATURES

- Quality Frigidaire appliances including 30" 5 burner gas cook top with stainless steel chimney hood above, dishwasher, built-in self cleaning oven and built-in microwave vented outside. All with stainless steel finish.
- Level 1 granite kitchen countertops in choice of 4 colors
- Level 1 tile backsplash
- Generously sized islands per plan
- 2 pendant lights above island
- Integrity picture frame maple cabinets in choice of 4 stain colors w/crown molding and hardware
- Proflo kitchen faucet in satin nickel finish
- Icemaker water supply connection



GUEST BATH FEATURES

- Proflo pedestal sink in powder room
- Level 1 tile flooring in guest baths
- Matte white cultured marble vanity tops in guest baths
- Proflo faucets and tub fixtures in satin nickel finish
- Easy care molded tub and surround in guest baths

MASTER BEDROOM AND BATH FEATURES

- Level 1 ceramic tile flooring in master bath
- Walk-in closet
- Master bedroom ceiling light, braced for ceiling fan
- Raised master bathroom vanity with matte white cultured marble top, dual sinks, and bank of drawers (most plans)
- 42" acrylic garden tub and shower combo with level 1 tile surround
- Proflo faucets and tub fixtures in satin nickel finish

CONSTRUCTION AND ENERGY SAVING FEATURES

- Structural designs by professional registered engineers
- HERS score provided with each home
- OSB exterior wall and roof sheathing for exceptional structural integrity
- House wrap on exterior walls
- LP Tech Shield Radiant Barrier roof sheathing. Reduces attic temperature up to 30 degrees.
- LP Top Notch 350 ¾" sub-floor glued, nailed and screwed to floor sub-structure
- Pex water pipes throughout
- 10 year structural warranty provided by QBW (Quality Builders Warranty Group)
- Zoned natural gas heating, high efficiency 14 SEER air conditioning
- Thermostat on each floor
- 50 gallon quick-recovery natural gas water heater
- Insulated exterior doors
- Double-pane insulated windows with low-E glass
- Insulated to R30-38 in ceilings (where applicable) and R15 in walls

Upgrades are available for you to custom tailor your new home; ask Builder Representative for details.

NOTE: Features are subject to change without notice

