

THE TRADITIONAL COLLECTION

OF SINGLE FAMILY HOMES

INCLUDED FEATURES – ELIZABETH SPRINGS COMMUNITY, WAKE FOREST

EXTERIOR FEATURES

- 5 different period architectural styles for each plan
- Oversized lots
- Fiberglass/asphalt shingles with 30-year manufacturer's warranty and synthetic felt underlayment (far superior to 15lb. paper underlayment)
- 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
- 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 oversized fully sheet rocked garage
- Exterior garage light

INTERIOR FEATURES

- Smooth ceilings (9'first floor, most plans); volume ceilings per plan
- Level 1 Laminate flooring in kitchen/breakfast, dining, family & foyer
- 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 builder's selection of 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
- 2 ¼" door and window casings
- 3 ¼" baseboards
- Overhead garage door opener with 1 remote
- Ventilated shelving in all closets

KITCHEN FEATURES

- Quality Frigidaire appliances including upgraded gas range, dishwasher, & microwave; choice of white or black or stainless steel
- Level 1 granite kitchen countertops in builder's selection of colors
- Quality picture frame cabinets in choice of available stain colors
- 2 Pendant lights over kitchen island
- Designer kitchen faucet in satin nickel finish
- Icemaker water supply connection



GUEST BATH FEATURES

- Pedestal sink in powder room
- Level 1 tile flooring in guest baths
- Quartz vanity tops in guest baths
- Designer faucets and tub fixtures in satin nickel finish
- Easy care molded tub and surround in guest baths

MASTER BEDROOM AND BATH FEATURES

- Level 1 tile flooring in master bath
- Large closet
- Master bedroom ceiling light, braced for ceiling fan
- Raised master bathroom vanity with quartz vanity top, dual sinks, and bank of drawers (most plans)
- 3' X 5' Custom Tile Shower w/semi-frameless glass enclosure
- Designer faucets and shower fixtures in satin nickel finish

CONSTRUCTION AND ENERGY SAVING FEATURES

- Structural designs by professional registered engineers
- 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
- ExperienceOne Homes Eco-select program developed with Southern Energy Management. HERS score provided w/each home
- Insulated duct work throughout
- Advanced sealing techniques designed to increase comfort and indoor air quality
- Expanded foam insulation applied at outlets and plumbing openings

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

NOTE: Features are subject to change without notice

