



CRESCENT HILLS, TWINHOMES
spec sheet
2018

The following list is an example of what is included in the base price, Slab/Basement in all models.

Overview

Home will be 1670+/- square feet
Main floor Exterior walls will be framed with 9' tall
2nd floor walls will be framed with 8' tall
Entire home will be sheathed with 7/16 osb
All exterior walls will be insulated with R-19 Batt insulation.
Attic will have a minimum of R-49 blown in insulation.
Windows will be vinyl, Low E dual pane, White, with Decorative grids in front of home only.
Furnace will be a Day and Night, 80% furnace installed in Attic with 4 ton 13 seer AC unit
Hot water heater to be gas 1- 50 tank
Exterior doors will be smooth star fiberglass,
Roof shingles will be 30year architectural asphalt shingles. In black
Home will be Shiplap vinyl siding. With shakes or vertical siding accents per plan
Stone accents will be on front of home. To be determined
Aluminum soffit and gutter will be installed around all roof eaves
Paint will be 3 tone. On main floor. 2 tone upstairs.
All interior doors will be 6'8" hollow core.
3" casing and 5" square base boards.
Standard lighting throughout home
Front yard landscape is included With sprinklers, mow curb, bushes and Grass. Water stubbed to back yard for future landscape.
Front and Rear covered porches are included.
All windows will have 2" white blinds included.
Fully fenced in yard with white vinyl including gate.

Kitchen/Dining

Custom Cabinets will be Shaker panel with knobs and handles, From builder samples
Islands with overhang for bar stools
Laminate wood floor from builder samples
Quartz/Granite counter tops from builder samples with custom tile back splash
Stainless steel sink with garbage disposal
Moen Arbor chrome pull out faucet.
GE appliance package with gas range, refrigerator, dishwasher and microwave
Paint grade Wood window sill with casing included

Living Room

9' ceiling,
wired for can lights, 1 fan
Laminate flooring included.
Paint grade Window sill with casing included on windows
Entry coat closet included with 2 shelves.

Master Bedroom/Bathroom

Wired for ceiling fan with light
Carpet in bedroom
Vinyl floor in bathroom
Cultured marble shower with 1 head
Cabinet to match the rest of home
Granite/Quartz counter top with 2 drop in sinks
Bathroom fixtures will be Moen, **Chrome**, EVA
Full mirror over vanity
White elongated toilet
Master closet will have shelf and pole system with custom shelves T.B.D

Guest Bedrooms/Hall Bathroom

Bedrooms will be wired for ceiling fans.
Rooms will be wired per code including 1 tv RG6 cable and 1 phone jack
Closets will have one shelf and pole each
Carpet on floor in bedroom
Bathroom will have 5' fiberglass tub/shower
Cabinet to match the rest of home
Granite counter top with 1 drop in sink
Vinyl floors in bathroom
Bathroom fixtures will be Moen, **Chrome** finish EVA trim
One 4 bulb bar light over framed mirror above vanity

Laundry room/Mud rooms

Vinyl floors within allowance

Dryer will plumbed for Gas and electric.

One shelf will be installed on wall above washer and dryer

Main floor powder bathroom

Pedastal sink with Chrome, moen Eva faucet

White elongated toilet. Towel ring and mirror over vanity included.

Garage

2 car garage per plan

All walls and ceilings will be drywall, taped and textured, and primed

1-16x8 garage door included with opener.

Garage will wired for 2- 4 ft. Florescent lights, fixtures will be included within light allowance.

Notes

All Homes will be properly graded for water runoff. And will have rain gutters. A water stub will be provided for future landscape to the rear yard along with wire to hook up to existing sprinkler clock. All homes will come with a 1 year mechanical warranty.
