

Lot 3F Spring Hill Estate Series Features

Gourmet Kitchen

- ◆ Great layout with eat-in bar
- ◆ Wolfe Gas cooktop
- ◆ Wolfe wall oven & microwave
- ◆ Sub Zero refrigerator
- ◆ Kitchen joins light filled Breakfast room and Keeping room
- ◆ Granite countertops

Luxury Baths

- ◆ Master bath whirlpool tub
- ◆ Large double Master shower
- ◆ Kohler Portrait fixtures
- ◆ Designer tile in all bathes
- ◆ Traditional Style Moen Faucets

Interior Trim Detailing

- ◆ Detailed molding with crown, chair rail and wainscot
- ◆ Interior French doors with transoms
- ◆ Attractive built-in bookcases
- ◆ Site finished cherry floors
- ◆ Cozy window seats
- ◆ Paneled walls and ceilings

Great Floor Plans

- ◆ Spacious main level Master Suite with bright comfortable bath & 2 walk-in closets
- ◆ Light filled lower level with Wet Bar
- ◆ All bedrooms joined to bathes
- ◆ Spacious living areas with 4 fireplaces
- ◆ 3-car garage

Fixtures & Appliances

- ◆ KOHLER fixtures & cast iron bath tubs
- ◆ FRANKE undermount stainless sinks
- ◆ Moen Show House faucets in Master bath and Powder room
- ◆ 3 auto garage openers for convenience
- ◆ Aerus Central Vacuum system
- ◆ Water treatment system
- ◆ Hot water recirculation

Pre-wire

- ◆ Home theatre pre-wire
- ◆ Cat 5 phone wire in all bedrooms, kitchen, family & office
- ◆ RG6 coaxial cables run to all bedrooms, family room & Study
- ◆ Ceiling fan prewires in all bedrooms

Energy Saving Features

- ◆ Complete Air-Guard sealing system
- ◆ DUPONT TYVEK house wrap
- ◆ R-13 insulation in the exterior walls
- ◆ R-38 blown fiberglass in the attics
- ◆ High efficiency 75 gallon gas hot water heater

Electrical

- ◆ 400 amp electrical service with 16KW back-up generator
- ◆ Waterproof outlets front & rear
- ◆ 5 sets of exterior flood lights

Low Maintenance Exterior

- ◆ Durable Fiber Cement siding
- ◆ Stone accents
- ◆ All brick foundation
- ◆ 50 yr. Architectural shingles
- ◆ Elegant wood entry door
- ◆ Paver brick entry walk
- ◆ Low maintenance pre-finished metal porch roof
- ◆ Low maintenance PVC trim, rails, columns
- ◆ Durable Trex decking
- ◆ Andersen double hung, tilt sash windows with grilles
- ◆ Andersen exterior doors
- ◆ Underground utilities
- ◆ Buried downspouts

Quality Plus Materials

- ◆ Engineered I-Joist for quiet floors
- ◆ Family room & Keeping room with stone fireplace
- ◆ 9' first floor & 9' second floor walls, 9' basement walls
- ◆ Extra thick 5/8" roof plywood
- ◆ Stylish Carriage house garage doors

Heating/AC system

- ◆ 2-zone comfort & control system
- ◆ High efficiency heat pump/AC
- ◆ Central humidifier
- ◆ Energy efficient gas furnace

Security

- ◆ Security system pre-wire
- ◆ Schlage deadbolt locks on exterior doors
- ◆ Smoke detectors on all levels

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