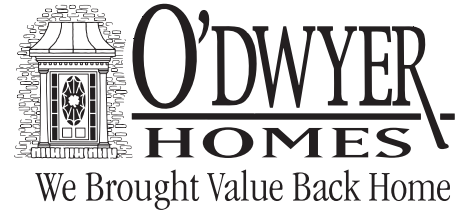


## THE VILLAS CLASSIC STANDARD FEATURES



### COMMUNITY CHARACTERISTICS

- Private rear yards
- Clubhouse with exercise room, kitchen and entertaining areas
- Excellent schools
- Traditional craftsman elevations
- Sodded front and rear yards, planting beds
- Professionally designed landscaping
- Underground telephone and electric service
- Walking paths
- Fencing at sides of rear yards
- Low maintenance exteriors

### SPECIAL FEATURES

- Unfinished bonus room and/or loft for future expansion
- Maintenance free vinyl soffits and overhangs
- Security system with keypad, motion detector, wired doors and alarm
- Entry features include decorative brushed chrome handset and light fixtures
- Extensive trim package includes: Colonial interior trim
- "Classique" arched panel doors with lever handles
- One piece chair railing in dining room with picture molding
- Two piece crown moulding in dining room and foyer
- Trey ceilings with crown moulding per plan
- Fireplace with gas logs, marble surround
- Wood/vinyl windows, low "E" double insulated with screens (lifetime warranty on window glass), grids between glass on front
- Pre-wiring for telephones in kitchen, family room and all bedrooms
- Smoke detectors per code
- Superior quality interior and exterior paint
- Concrete patio or deck per plan
- Large closets and hanging space with ventilated shelving
- Recessed washer connections with hot and cold water
- 220V electrical connection in utility areas and dryer vent to exterior
- Two exterior water faucets
- Dead bolt locks on exterior doors for your security
- Decorative mailboxes
- Designer light fixtures
- Complete aluminum gutters and downspouts

### CONSTRUCTION FEATURES

- 8" Low decibel separation/firewall
- Steel reinforced poured concrete foundations
- Class A fiberglass shingles with 20 year warranty
- Hydrostatically tested plumbing featuring PEX water lines with 10 yr. limited warranty, home run to each plumbing fixture
- Weatherproof electrical outlet at front and rear
- Engineered floor trusses to ensure level, quiet floors
- Tongue and groove Advantec flooring glued and screwed to joist

### ENERGY SAVING FEATURES

- Economical 90% efficient natural gas furnace and electric hot water heater (50 gallon)
- R-30 blown ceiling insulation over living areas (R-19 batts in vaulted ceiling)
- R-13 frame wall insulation
- High efficiency, thermostatically controlled, 13 seer central air conditioning
- Insulated exterior doors with weather stripping
- Double pane vinyl/wood windows flip out for easy cleaning
- Sealed infiltration resistant ductwork
- Programmable thermostat
- House Wrap

### FLOORING

- Hardwoods in foyer, kitchen and breakfast
- Vinyl floor in laundry room and pantry
- Wall-to-wall stain resistant plush nylon carpet with 1/2" rebond pad for luxury and comfort

### KITCHEN

- Whirlpool appliances designer white or black (per community)
- Whirlpool gas cook top (per community)
- Avonite countertops (15 colors)
- Double compartment porcelain or stainless steel sink with single lever faucet and spray attachment
- Built-in energy efficient 3 level dishwasher
- Whirlpool 30" self-cleaning oven (per community)

- Spacesaver microwave
- Large kitchen work area
- Breakfast areas per plan
- Bay window or porch per plan
- Pantries with ventilated shelving
- Choice of quality white or decorative veneer front kitchen cabinets with crown molding (standard)
- Cherry, & maple veneers available
- 1/3 horsepower garbage disposal
- Water line to refrigerator space with recessed icemaker connection

### BATHROOMS

- Double basins in master bath with chrome designer Delta fixtures
- Attractive marble vanities
- Decorative ceramic tile walls in master showers and hall baths
- Full ceramic tile in master and first floor bath
- Master bath features lavish garden tub and separate shower with body spray jet system
- Over-sized mirrors in master and second bathrooms
- Exhaust fans vented to outside in baths per model
- Ground fault circuits for safety

### GARAGES

- Full finished garages including walls, ceilings and trim
- Ample two-car parking capability
- Steel reinforced concrete garage floors
- Garage door openers
- Carriage overhead doors

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