

PLEASANT HOLLOW

DISTINCTIVE EXTERIORS

- Beautifully inspired designs featuring authentic detailing.
- Stone w/Rainscreen Drain mat or Brick accents, (Per Plan).
- James Hardie siding & trim with 30 Year Limited Warranty.
- Tyvek drain wrap rain screen system with 10 Year Limited Warranty.
- Insulated steel garage door.
- Front yard landscaping with irrigation.
- Rear yard fencing complete with **one 42" gate**.
- Knotty Alder entry door with designer handle set.
- *Energy Star* vinyl windows with Buyer choice of color and decorative grids (street side elevation only.)
- Two weatherproof electrical outlets.
- Two frost proof hose bibs.
- Keyed dead bolts on all exterior doors (except sliding patio doors.)
- Fiberglass laminated shingle roofing with lifetime-limited warranty.
- 12'x14' or equal patio.
- Covered patio standard, (Per Plan).

ELEGANT INTERIORS

- Open alder rails with iron balusters, (Per Plan).
- Designer laminate flooring at entry, kitchen, nook & dining, (Per Plan).
- Designer selected carpet throughout with 8-pound pad.
- 9' ceilings main floor.
- Raised panel interior doors with choice of hardware, finish, and door style.
- Paint Grade full wrap trim in Buyer's choice of styles.
- Elegant European cabinetry in knotty alder or clear alder.
- Open volume spaces.
- Garage pre-wire for automatic door opener.
- Square or rounded interior corners.
- Pre-selected recessed LED lighting and decora rocker switches.
- China vanity sinks with Delta Woodhurst faucets.
- Clean convenient natural gas fireplace with cabinet grade mantle & Buyer's choice of masonry finishes.
- Smoke & CO detectors with battery backup.
- Paint grade shelving throughout.
- Decorator plant shelves or niches (Per Plan).

COLOR SELECTION

- Three color exterior paint palettes.
- Flooring in kitchen, baths, and laundry room.
- Counter tops.
- Carpet.
- Ceramic tile.
- Entry flooring.
- Interior wall color.
- Lighting fixtures.
- Interior trim color and door style.
- Door hardware.
- Bath hardware.

MASTER RETREAT

- Spacious, beautifully appointed master suite.
- His & hers vanities with double sinks.
- Spacious walk in closets with double pole and shelf (Per Plan).
- Ceramic tile countertops, floors and shower enclosure.
- Garden Tub, (Per Plan).

KITCHEN

- Full overlay European cabinetry with concealed hinges in Buyer's choice of species and color, with dovetailed drawers & full extension guides & soft close feature.
- Built in Whirlpool *STAINLESS STEEL* appliances:
 - 30" Electric Wall Oven and Microwave.
 - 24" Energy Star 3-cycle dishwasher with delay start, super quiet, hidden controls, stainless tub, and third level rack.
 - 36" sealed burner Gas Cooktop.
- 1/3 H.P. food disposal.
- Stainless steel undermount double compartment sink with single handle faucet & spray.
- Pre-plumbed for icemaker.
- Recessed can ceiling lighting.
- Tilt out tray compartment at sink.
- Large pantry storage areas, with stain grade shelving, (Per Plan).
- Slab Granite or Quartz countertops, and full height tile backsplash.
- Designer laminate flooring.

ENERGY

- *Energy Star built to be more energy efficient than standard code homes.*
- 2 x 6 wall construction, featuring advanced framing.
- Truss Joist premium floor system.
- Clean burning, 95% high efficiency natural gas Trane Furnace.
- Trane A/C system complete.
- Super efficient tankless on demand water heater.
- R-38 floor insulation.
- R-23 BIBS wall insulation.
- R-49 ceiling insulation.
- *Energy Star* double glazed vinyl windows featuring low E glass (U-Value of 0.26).
- Water saving low flow faucets and showerheads.
- 1.6 gallon per flush water conserving toilets.
- Optional gas BBQ and clothes dryer hook-ups available.
- Advanced air sealing & testing.
- Fresh air intake system.

TECHNOLOGY

- Smart Home structured wiring package.
- Three TV/Data outlets.
- One data outlet.
- One phone outlet.
- Data raceway in Great Room.
- Wireless access point, (WAP), pre-wire.
- Surge protected in-wall structured wiring connection center.
- Trane Nexia Wi-Fi compatible programmable thermostat.
- Heat mapped for Wi-Fi certified access point.
- Ring video doorbell button.

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