



HIGHLAND TERRACE

DISTINCTIVE EXTERIORS

- Beautifully inspired designs featuring authentic detailing.
- Stone w/ rainscreen drain mat or brick accents, (Per Plan).
- James Hardie siding with 50 Year Limited Warranty.
- Tyvek drain wrap rain screen system with 10 Year Limited Warranty.
- Insulated steel garage door.
- Full yard landscaping with irrigation.
- Rear yard fencing complete with **one 42" gate**.
- 8' tall entry door with designer handle set.
- Super-efficient 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 limited-lifetime warranty.
- 12'x14' patio or 10'x10" deck, (Per Plan).
- 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 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.
- Premium wire 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.

PRIMARY RETREAT

- Spacious, beautifully appointed primary 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.
- Optional 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:
 - 50" natural gas range.
 - 24" Energy Star 5-cycle dishwasher with delay start, super quiet, hidden controls, stainless tub, and adjustable top rack.
 - 50" space-saver microwave hood fan
- 1/5 H.P. food disposal.
- Stainless steel undermount double compartment sink with single handle faucet & spray.
- Pre-plumbed for icemaker.
- LED ceiling lighting.
- Tilt out tray compartment at sink.
- Large pantry storage areas, with premium wire shelving, (Per Plan).
- Slab granite or quartz countertops, and 6" tile backsplash.
- Designer laminate flooring.

ENERGY

- **Built to be more energy efficient than standard code homes.**
- 2 x 6 wall construction, featuring advanced framing.
- Truss Joist premium floor system.
- Trane electric heat pump with air conditioning.
- Super-efficient heat pump water heater.
- R-50 floor insulation.
- R-25 BIBS wall insulation.
- R-49 ceiling insulation.
- High efficiency triple glazed vinyl windows.
- Water saving low flow faucets and showerheads.
- L6 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.



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