

# Warner Meadows

## Included Features – Heritage Series

### INTERIOR FEATURES

- ✓ 9' Ceilings on 1st Floor
- ✓ Choice of Hardwood Flooring in Foyer, Mudroom, Powder Room, Kitchen, and Nook
- ✓ Plush Carpet with Deluxe 6 Lb. Rebound Padding
- ✓ Designer Lighting Throughout
- ✓ 2 Cable TV Outlets and 1 Telephone Outlets
- ✓ Ceiling Light in All Bedrooms
- ✓ Choice of 2 Interior Passage Door Styles
- ✓ Smoke Detectors in All Bedrooms and Smoke / Carbon Monoxide Detectors in All Hallways and Basement

### EXTERIOR FEATURES

- ✓ Concrete Driveway and 3' Service Walk to Porch
- ✓ Stone and Brick (Per Elevation)
- ✓ Dimensional Shingles with Limited Lifetime Warranty
- ✓ Aluminum Fascia and Vinyl Soffits
- ✓ Low-Maintenance Vinyl Siding (Per Community)
- ✓ Seamless Aluminum Gutters and Downspouts

### DESIGNER KITCHEN

- ✓ Hardwood Flooring
- ✓ 42" Upper Cabinets in Kitchen – Birch with Choice of Color
- ✓ Granite Countertop (Choice of Color)
- ✓ Undermount 60/40 Double Compartment Stainless Steel Sink
- ✓ GE Stainless Steel Appliances: Glass Top Electric Range, Microwave, and Dishwasher
- ✓ Microwave Vented to Exterior
- ✓ Garbage Disposal
- ✓ Delta Chrome Faucet with Pull-Out Sprayer

### BATHS

- ✓ Hardwood Flooring or Ceramic Tile in ½ Bath
- ✓ Ceramic Tile Floors in Master and Main Bath(s)
- ✓ Double Sinks in Master and Main Baths (Per Plan)
- ✓ Ceramic Tile Shower Walls in Master Bath to Ceiling Height
- ✓ Ceramic Tile Tub/Shower Walls in Hall Bath to Ceiling Height
- ✓ Full Vanity Width Mirrors to 36" Height
- ✓ Granite Countertop in Master and Main Bath(s) (Choice of Color) with Square or Half Bullnose Edge Detail
- ✓ Delta Chrome Faucet with Dual Levers
- ✓ White Undermount Sinks

### STRUCTURAL

- ✓ 2 Car Garage
- ✓ 8'6" Foundation Wall Height

### EFFICIENCY

- ✓ House Wrap for Added Protection
- ✓ 50 Gallon High Efficiency Hot Water Heater
- ✓ 96% High Efficiency Furnace and Air Conditioning
- ✓ 200 Amp Electrical Service with Carbon Monoxide Detectors Per Code
- ✓ Low E Vinyl Windows
- ✓ Digital Programmable Thermostat
- ✓ 240 Line to Range
- ✓ Gas Line to Dryer

### SERVICE AND WARRANTY

- ✓ Pre-Drywall and Final Orientation Walkthrough with Construction Manager
- ✓ 1 Year Limited Warranty on All Materials and Craftsmanship from Closing Date