



Architectural Features & Amenities

STRUCTURAL AND MECHANICAL

Foundation:

- 11 course full basement w/ floating concrete slab
- Delta waterproof coating & plastic membrane
- Foundation drainage system with drain tile
- Masonry reinforcement w/ re-bar in piers & grouted

Framing, Drywall and Insulation:

- Advantech sub-floor system
- Tyvek whole house air infiltration barrier
- R-13 wall insulation system
- R-38 ceiling insulation system
- R-11 basement insulation

Roofing and Siding:

- 30 year architectural roof shingles
- Maintenance free vinyl siding & soffits
- Maintenance free aluminum wrapped fascia
- Aluminum gutters & downspouts
- "Smart-trim" exterior trim detail

Plumbing:

- Kohler plumbing fixtures
- Moen single handle faucets
- Insinkerator disposal
- 3/4" PEX water supplies
- Posi-temp anti-scald tub & shower valves
- Laundry hookups with ducted dryer vent
- 40 gal. glass-lined gas hi-efficient water heater
- Two frost free hose bibs
- Shut off valves under all sinks & toilets

Electrical:

- 200 amp electrical service
- Underground electric, CATV & phone service
- GFCI circuits kitchen, baths & exterior outlets
- 220V receptacles for dryer & range
- Two pre-wired telephone outlets
- Two pre-wired cable outlets
- Hard wired smoke detectors
- \$1,000 lighting allowance
- Pre-wiring walk through w/ electrician
- Dedicated microwave range hood circuit

Mechanicals:

- Hi-efficient 90+ Natural gas, forced air, furnaces
- Exhaust fans in all full baths
- All homes equipped with **Energy Star Package**

INTERIOR FEATURES

Kitchen and Baths:

- Hardwood raised panel kitchen cabinetry
- Laminate kitchen & bath counter tops
- Double bowl master bath vanity select plans only
- Resilient Flooring - kitchen & dinette
- Shower in master bath per plan
- Mirrors & towel bars in baths
- Ceramic tile bath floors

Interior Design and Amenities:

- 9 ft ceiling throughout
- Stain-resistant wall-to-wall carpet w/ pad
- Resilient Flooring in mud hall and laundry areas
- Choice of oak or ceramic tile in foyer
- Eggshell finish on kitchen and bath walls
- Colonial trim with semi-gloss latex paint finish
- Choice of two or six panel doors
- Ventilated closet shelves
- Textured ceilings

Exterior Detail

- Energy Star rated Low E vinyl patio doors & windows
- Window grills (front elevation only)
- Cultured Stone Accents (per allowance)
- 18' ± wide blacktop driveway (#1 binder)
- Hydro-seeded lawn
- Two car attached garage
- Custom Cast Aluminum Mailbox with decorative post

OTHER DESIGN FEATURES & AMENITIES:

- Exclusive custom plans by Redstone Builders
- Frontier "Fiber Optic to the Home" Community

PLATINUM PACKAGE OPTION ADDS: (Prices vary per plan)

- Deluxe kitchen cabinetry with granite counter tops
- Granite vanity tops in master bath
- Ceramic tile floors in mud hall, laundry, powder room
- Gas fireplace with custom mantle & tile surround
- Solid red oak hardwood floors in kitchen & dinette
- Stainless steel double bowl under mount kitchen sink
- Central Air Conditioning 13 SEER
- Dusk to Dawn exterior post light (fixture not included)

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