



**River Meadows
Standard Features
Exhibit " "**

Interior:

- 9' ceilings first floor and 8' ceilings second floor
- Basement 8' studs (per plan)
- 12 mm laminated flooring in foyer, kitchen, breakfast, dining room, living room and traffic pattern.
- Shiplap accents determined by builder (location per plan)
- 1 Vaulted or Trey ceiling or Coffered (location per plan)
- 4" crown molding Master bedroom and one other location determined by builder
- 356 casing on interior doors and windows
- 3¼ base on first floor and 3¼ base on second floor (per plan)
- Carpeting in bedrooms, and hallway on second floor (per plan)
- Tile on all bathrooms and laundry room floors.
- Granite level 1 tops in guest/secondary bathrooms with under mount bowls
- Steel tub with tile back in all guest/secondary baths
- One 36" wood burner fireplace with custom wood mantle and brick fascia to mantel height
- Pre-wired for cable in all bedrooms and family room
- LED disc lights will be used in halls, closets, water closets and kitchen.
- White ventilated shelving in closets
- Steel stamped non-insulated garage doors.
- Garage door opener(s)
- Chrome plumbing fixtures throughout with 4" spread
- All door hardware brush chrome with round knobs handles.
- Pine treads to bonus rooms over garages
- Oak treads to 2nd floor / 2 Story homes only (per plan)
- Handrail to 2nd level to have colonial style oak stained with iron spindles (per plan).
- 2nd floor overlooks will be framed knee walls.

Owners' Suite:

- Spacious owners' suite
- Trey ceiling (per plan), coffered (per plan) Vaulted (per plan) Flat(per plan)
- Pre-wired for ceiling plan
- Quartz level 1 or granite top with under mount bowls
- Mirrors over all vanities
- Garden tub (per plan) (Free standing tub is upgrade)
- Some plans will not have owner suite tubs (per plan)
- Framed glass shower enclosure (Frameless glass enclosure upgrade)
- Tiled master shower step down tiled floor if on slab.
- Elongated toilet
- Chrome plumbing fixtures 4" spread.

Safety Features:

- Smart lock Bluetooth front door
- Exterior flood lights in front and rear
- Electrical grounded in foundation
- Smoke and carbon monoxide alarms.
- All bedrooms have low E-Glass windows.

Exterior:

- Architectural shingles (Black options only)
- Brick and cement siding mixed fronts (per plan)
- Sides and rear cement siding
- All windows vinyl single hung Low E, clear over clear.
- Raised panel shutters (location per plan)
- Front door 3'0"X6'8 3/4" LITE FIR UNIT Clear stain grade
- 1 Tree 18 pallets of Bermuda and 25 bushes
- Mulch around house and in shrub beds
- One 3-0 steel door if basement with 3 windows (per plan)
- Covered back (porch per plan)
- Fireplace on back porch (per plan as upgrade)
- Aluminum pre-finished gutters
- Weatherproof electrical outlets
- Two exterior water faucets
- Two exterior flood lights (one in the front and one in the rear)
- Concrete poured driveways.

Kitchen:

- Prefab 42" Woodmont cabinets Austin series in kitchen and bathrooms
- Quartz tops (Level 1) or granite with stainless steel Farmhouse sink
- Multi cycle dishwasher
- GE 30" microwave above free-standing Double oven range (stainless steel) All electric
- Gas drop for future propane will be roughed for cooktop (Purchaser will be responsible for the tank and gas installation)
- Ice maker connection.

Comfort features:

- Pex plumbing
- Low E windows
- Zoned central heating and cooling Electric Heat pump.
- 55-gallon electric hot water heater
- Elongated toilets in all bathrooms
- Washer overflow pans
- Dead bolts on front and rear
- Cat 5 wiring/ Cable TV
- Exterior moisture barrier
- Exterior flood lights front and rear.
- Underground utilities
- Insulation:
 - R-30 Flat ceilings
 - R-19 Vaulted ceilings
 - R-13 Framed exterior walls
 - R-19 Floors

Allowances:

- Lighting: Standard Package Patton style
- Appliances: Standard Package which includes stainless-steel free-standing range, microwave above, and dishwasher) or \$2,315 allowance with selection made at Britt's Appliances in Lawrenceville
- Carpet: \$11.75 per yard material and labor
- Tile material allowance is \$2.50.

Warranty:

- Home builders Association first year workmanship warranty
- 10 Year Structural Warranty by 2-10 Structural Warranty Program

**** Standard features are on a per plan basis and features are subject to change without notice ****