

## INTERIOR FEATURES

- Smooth finished ceilings throughout
- 9' ceilings on 1st floor, 8' on 2nd floor (per plan), vaulted ceilings (per plan)
- Durable vinyl flooring in Kitchen/Breakfast Area, Laundry Room & Baths
- Hardwood in Foyer
- Upgraded Mohawk® carpet with high-density carpet pad (6lb) in Family Room, Dining Room, Bedrooms & Bonus Room (per plan)
- 3 ¼" base board throughout
- 2 panel interior doors with satin nickel hardware
- Phone wiring in Family Room, Kitchen, Bonus Room, master bedroom, loft guest suite, and study (all per plan).
- Cable wiring in Family Room, Bonus Room, loft, guest suite, study (per plan), and all Bedrooms (all per plan).
- Ceiling fan pre-wire in all Bedrooms, Family Room and Bonus Room
- Seagull® Antique Brushed Nickel lighting fixtures in Foyer, Dining, Breakfast Room and all Baths
- Closet shelving

## KITCHEN FEATURES

- Recessed lighting in Kitchen per plan
- GE Kitchen featuring black gas self cleaning oven, space saver vented microwave, multi-cycle dishwasher & refrigerator
- 1/3 HP® Badger® garbage disposal
- Moen® "Camerist" stainless steel pull out faucet
- Laminate countertops with stainless steel sink
- Upgraded 36" flat panel maple cabinets

## BATHROOM FEATURES

- Master Bath featuring garden tub & separate shower with cultured marble surround and shower door
- Moen® "Eva" brushed nickel faucets
- Moen® "Mason" satin nickel towel bars
- Bathrooms with cultured marble vanities and elongated commodes
- Pedestal sink with decorative oval mirror in Powder Room per plan

## EXTERIOR FEATURES

- 10X12 patio or covered lanai per plan
- Spacious garage with decorative steel raised panel garage door with two remotes.
- 6 panel fiberglass-insulated front door with satin nickel hardware

- Concrete walks & driveway per homesite
- Security deadbolts on all exterior doors
- Monolithic slab foundation
- Paneled shutters per plan
- Low maintenance beaded vinyl siding
- 30 year Certain Teed architectural shingles
- Termite treatment with Taexx® pest tubes
- Landscape package to include sod in front, sides & rear yard accented with foundation shrubbery per plan
- 1-2-10 homeowners warranty

## ENERGY EFFICIENCY FEATURES

- Sealed and insulated ducts to reduce energy loss and improve indoor comfort
- Low-E vinyl single-hung windows with ½ screens
- 13 seer energy efficient gas heat & central air conditioning systems
- Programmable Thermostats
- CO<sub>2</sub> detectors on every floor
- 50-gallon gas water heater

## COMMUNITY FEATURES

- Great location, near downtown Summerville and major interstates
- Berkeley County Schools—Elementary, Middle, and High School located inside Cane Bay.
- Peaceful neighborhood, tucked away from the hustle, but yet close to everything

## HOME AUTOMATION SCHLAGE LINK SYSTEM

- One light control
- One thermostat control
- Entry lock control



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