

Hudson Heights

LAKESIDE COLLECTION

ei Standard Features



Luxury INCLUDED Features

- ✓ **Brick Front Porch**
- ✓ **GE® Energy Star® Stainless Steel Gas Appliance Pkg**
- ✓ **3 CM Granite Kitchen Countertops with Undermount Sink (Level 1)**
- ✓ **12"x12" Ceramic Tile Kitchen Backsplash on Diagonal (Level 1)**
- ✓ **Hand laid 18"x18" Ceramic Tile in Entry, Kitchen, Nook, all Baths, and Utility (Level 1)**
- ✓ **8' Solid Mahogany Front Entry Door with Ornamental Glass (Level 2)**
- ✓ **Elegant Crown Moulding in Entry, Dining, Family, Kitchen, Nook, Master Bedroom, and Master Bathroom and Study (per plan)**
- ✓ **3rd Party Inspected & Certified® E-Star Home**
- ✓ **Owens Corning® EnergyComplete Insulation**
- ✓ **Jumper Ducts in all Bedrooms**

Interior Features

- ♦ Stylish Santa Fe 2-panel arch top interior doors
- ♦ 2" Faux wood blinds on all operable windows
- ♦ Gas Fireplace with stylish cast stone surround, gas logs, and automatic gas starter
- ♦ Rounded drywall corners (excludes window returns)
- ♦ Ceiling fans in family room, master bedroom, study and game room (per plan)
- ♦ On-site stained oak hand rails with wrought iron balusters
- ♦ 12"x12" ceramic tile floors in entry, kitchen, nook, all bathrooms and utility room
- ♦ Low Volatile Organic Compound (VOC) Stain Guard® continuous carpeting
- ♦ Programmable thermostat with humidity control
- ♦ Pre-wired for cable in family room, all bedrooms, and game room (per plan)
- ♦ Full security system with 2 keypads, (1 main garage & 1 front entry)

Bathroom Features

- ♦ Luxurious soaker garden tub in master bathroom
- ♦ Beautiful ceramic tile surround in master shower
- ♦ Stylish cultured marble vanity tops with wave bowl sink in all bathrooms
- ♦ Beautiful ceramic tile tub/surround in secondary bathroom
- ♦ WaterSense® certified faucets and shower heads
- ♦ Elongated commodes in all bathrooms
- ♦ Drop shower pan in master bath
- ♦ Stain grade wood framed mirrors in master bath

Kitchen Features

- ♦ 42" site-finished cabinets with decorative crown moulding and under cabinet lighting
- ♦ GE® Energy Star® microwave oven
- ♦ GE® Energy Star® multi-cycle dishwasher
- ♦ GE® Energy Star® self-cleaning gas range
- ♦ 60/40, Deep Double-Bowl brushed stainless steel kitchen sink
- ♦ Recessed lighting with CFL lamps
- ♦ WaterSense® certified single-lever classic stainless faucet with pullout spout
- ♦ 12"x12" ceramic tile backsplash on diagonal

Construction Features

- ♦ PEX plumbing system
- ♦ Third-party code certified inspection process including E-Star®
- ♦ Radiant Barrier roof decking to reduce attic temperature
- ♦ Triple-coated Low-E 366 glass insulated vinyl windows
- ♦ Lennox Energy Star® 16 SEER rated HVAC system with fresh air intake
- ♦ MERV 11 media filter for better interior air quality
- ♦ Roof ridge ventilation and air vents (where needed)
- ♦ Owens Corning® EnergyComplete insulation spray
- ♦ 3000-PSI post-tension foundation certified onsite by an independent engineer
- ♦ Return air pathways at all bedrooms

Insulation Specifications

- ♦ R-22 sloped ceilings
- ♦ R-38 flat ceilings (where accessible)
- ♦ R-16 walls (minimum)
- ♦ R-10 folding Energy Star® attic stairs with compression fitting (per plan)
- ♦ Dow R3 insulated sheathing

Exterior Features

- ♦ Covered patio
- ♦ Insulated garage door with opener and 2 remotes
- ♦ Finished-out garage with tape, bed, and paint
- ♦ Fully sodded front, rear and side yard
- ♦ Full irrigation system with rain and freeze sensor
- ♦ Front landscape package with backyard fencing
- ♦ Low-maintenance fiber-cement siding and continuous soffit with 30-year warranty
- ♦ Full gutters
- ♦ Exposed Aggregate Driveway leadwalk
- ♦ "Built-in" pest control and termite treatment system

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.