

Waters Edge – 9200 Masters Collection

Standard Features List

Exterior Features

- Choice of Quality Acme or Boral Brick Construction
- Thirty-Year Composition Shingle Roof
- Programmable Sprinkler System w/ Rain Freeze Sensor
- Extra Wide 8' Glass Entry Door with Iron
- 6' Cedar Wood Fence with Partial 5' Iron Fence Sides/Rear
- Buried Foundation Maintenance Zone
- Stone Elevations with Buff Mortar
- Fully Sodded Front, Side & Rear Yards to retaining wall
- Exterior Weatherproof Outlets - Front & Rear
- Professionally Landscaped Front Yard
- Room Finished Garage Interior & Insulated Cedar Garage Door
- Elegant Rustic Bronze Coach Lights
- Full Gutter System
- Automatic Garage Door Opener with Remotes
- Field Built Cedar Shutters *
- Covered Patio w/Ceiling Fan & Pre-Wired for 2 speakers w/ volume control
- Uplights on Front Elevation
- Exposed Aggregate Driveway & Lead Walk
- "Built-In" Pest Control & Termite Treatment System

Energy-Efficient Features

- Lennox Energy Star[®] 16 SEER rated HVAC system w/ fresh air intake
- Touch Screen Programmable Thermostat
- Radiant Barrier Roof Decking
- Double Pane "Low E" Vinyl Windows
- R-38 Blown-In Attic Insulation
- High Efficiency Insulation Package
- Insulated Polysealant on Exterior Walls, Doors & Base Plates
- Job Installed Weather Stripping & Thresholds at Exterior Doors
- R-6 HVAC Ducting

Interior Features

- Electronic Security System & Smoke Detectors Throughout
- Upgraded Hand-Laid Tile in Entry, Kitchen, Nook, Utility & all Baths
- 8' Interior doors with upgraded Base Moulding (First Floor Only)
- Cast Stone Arch Grand Fireplace Surround with Corbel Leg & Pedestal Base
- 2" Faux Wood Blinds
- Gas Logs, Glass Doors & Automatic Starter for Fireplace
- Elegant Wood Stair Rails and Wrought Iron Balusters *
- Phone/TV Combo in planning Center & Study, where applicable
- Pre-Wired for TV in all Bedrooms
- DSS Drop in Family Room, Gameroom & Theater Room*
- Pre-Wired for Phones in Kitchen, Gameroom, Study & all Bedrooms
- Floor Plug in Family Room & Study
- Pre-Wired for Rear Speakers at Family Room
- Ice Maker Line at Freezer Space in Utility
- Elegant Crown Molding in Foyer, Family Room, Kitchen/Nook & Master Suite plus Chair Rail in Study & Dining Room *
- Elongated Commodes in all Baths
- Vaulted & Raised Ceilings*
- Oil Rubbed Bronze Lighting in Foyer, Dining, Nook & all Baths
- 8' Two-Panel Interior Roman Doors on First Floor
- 6" Base Molding Throughout First Floor
- Moen[®] Oil Rubbed Bronze Accessories in all Baths
- Designer White Cabinets in all Secondary Baths
- Skip Trowel Texture in Kitchen & Powder Bath
- Ceiling Fan w/ Décor Lighting in Family Room, Gameroom, Study & All Bedrooms
- Furniture Style Vanity w/ Level-2, 3 CM Granite Top & Framed Mirror (First Floor)
- Multi-Functional Planning Center *

Kitchen Features

- GE® Stainless Steel Multicycle Dishwasher
- GE® "Built-In" Stainless Steel Self-Cleaning Double Oven
- GE® "Built-In" Stainless Steel Microwave
- GE® 36" Stainless Steel Gas 5-Burner Cooktop
- Updraft Bell Hood Vented to Exterior
- Stainless Double-Bowl Undermount Sink
- Level -2, 3CM Granite Countertops
- Designer Diagonal Tile Backsplash
- Giant Family-Style Island with Level 2 Granite Countertop
- High Capacity Food Disposal
- Job-Stained 42" Upper Kitchen Cabinetry
- Under Cabinet Lighting
- Spacious Utility Room
- Pendant Lights in Kitchen
- Large Kitchen Pantry Closet *

Master Suite Features

- Oversized Walk-In Closets
- Ceiling Fan w/ Décor Lighting in Master Suite
- His & Her Vanities with Furniture Style Job Stained Cabinets
- Level-1, 3CM Granite Tops & Undermount Sinks
- Hand-Laid Tile Flooring in Master Bath
- Oversized Glass Enclosed Shower w/ Tile Surround & Granite Seat
- Oil Rubbed Bronze Moen® Faucets
- Fixed Stain Grade Framed Mirrors

Additional Features

- Ten-Year Limited Structural Warranty
- Post-Tension Engineered Foundation
- Wine Grotto with Built-In Cabinets & G.E.® Wine/Beverage Center
- Full Twelve-Month Builders Warranty
- In-Wall Pest System (Maintenance Plan Not Included)
- Pex Plumbing

- Tankless Water Heater

Optional Features Available

- Pre-wired for Speakers w/ Volume Control at Patio
- GE® Stainless Steel Refrigerator
- G.E.® Stainless Steel Glass Top Electric Cooktop
- G.E.® White Gas or Electric Front-Load Dryer
- G.E.® White Front-Load Washer
- Theater Room Equipment Package
- Standing Seam Metal Roof on "C" Elevations *
- Floor to Ceiling Stone Fireplace or Cast Stone *
- Gas Drop in Utility Room and/or on Patio
- Upgraded Tile/ Travertine/ Tumbled Stone
- Security Keypad in Front Entry and/or Master Suite
- Full Wall of Stained Book Shelves & Drop Beamed Ceilings in Study
- Decorative Iron Entry Door Unit
- Granite Countertop on Planning Center
- Iron Gate at Wine Grotto
- Luxurious Upgraded Wall-to-Wall Carpeting
- Schlage Home Automation
- Master Bath Jetted Tub
- Utility Sink Options
- Choice of Hardwood Floors in Study, Family Room, Formal Dining, Main Hallway, Kitchen/Nook, Master Bedroom

*Per plan, ask your New Home Consultant for details. 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. Effective 04/28/2014