

Highlands of River Point Luxury Package

Technology Features

- Structured wiring for multi-media use in great room, owner's bedroom and loft (per plan)
- 42" media enclosure for easy network and phone distribution with surge protected outlets.
- Media interduct connects the mechanical room to the attic
- Ruckus wireless access points (per plan)
- Certified Wi-Fi, engineered to have no dead spots
- Schlage Z-wave touchscreen deadbolt with Schlage Bellview handleset
- Ring Elite video doorbell
- Samsung Smart Things Hub
- Amazon Echo Dot
- Amazon Smart Home Services Activation
- 2 Leviton Surge Protected Outlets

Interior Features

- Sherwin Williams® SuperPaint (color choice per plan)
- LED lighting (per plan)
- Lighted ceiling fan in owner's bedroom
- Ceiling fan in great room
- Nickel light fixtures throughout home
- Ceiling fan rough-in all bedrooms with flushmount light fixture installed
- Superslide rods & closet organizers in owner's closet (per plan)
- Elegant pre-painted 2-panel white hollow-core doors
- French doors to den/study (per plan)
- Extra wide millwork base
- Trim / millwork installed around all windows and closets
- LVP flooring in foyer, kitchen & powder room (per plan)
- 9ft ceilings in main level
- Knock down ceilings
- Schlage® satin nickel door hardware (Privacy locks included in all bathrooms and Owner's Suite)
- Premium Shaw® carpet
- Included 6 lb. carpet pad
- Window fall protection
- Fire protection on floor joists
- LED bulbs standard for all fixtures
- 1/2 wall with stained wood cap per plan

Exterior Features

- GAF architectural shingles with 30-year warranty
- Full yard sod & tree(s)
- Perimeter landscape (per plan)
- Lawn irrigation system with Wi-Fi controller
- Garage door opener with wifi capability on double stall with 2 remotes, keyless entry and smart phone controlled (requires internet connector) (per plan)
- Foundation water-proofing and insulation system with 30 year dry basement guarantee
- Stone on all elevations per plan
- Concrete front porch and sidewalk
- 7ft high insulated garage doors (per plan)
- Fully drywalled attached garage
- 2 exterior hose bibs
- 2 exterior weatherproof GFCI electric outlets
- Professionally designed exterior color packages
- Front Coach lights at garage and LED at porch (per plan)

Kitchen Features

- Varied-height upper kitchen cabinets
- Crown molding
- GE® Stainless steel or slate gas range, microwave, dishwasher & refrigerator with ice dispenser
- Silestone Quartz 2cm countertops at perimeter and island
- Under mount stainless steel kitchen sink
- Pull out kitchen faucet
- Double pull-out trash bin (per plan)
- Exterior exhausted microhood
- Ice / water connection at refrigerator
- Walk-in pantry (per plan)
- ½ Horse garbage disposal
- Included cabinet hardware
- Stained flat panel birch cabinets
- Nickel island pendant lights (per plan)
- LED kitchen downlights with dimmer switch



EVERYTHING'S
INCLUDED®

everything's included!®

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Bathroom Features

- 1.28 gallon toilets
- Silestone 1.6cm Quartz countertops in all bathrooms (rectangular undermount bowl)
- Extended-height vanity at owner's bath
- Panasonic Energy Star® rated bathroom fans (excludes powder room)
- Luxury vinyl tile in owner's bathroom
- Kohler® / Sterling Vikrell® bath shower surround
- Moen® faucets in chrome finish
- Pedestal sink in powder bath (per plan)
- Kohler® soft close toilet lid standard on all toilets
- Moen oversized shower head in owners bath

Insulation Features

- R-49 Attic insulation
- High density R-20 exterior wall batt insulation
- R-10 Foundation insulation
- Energy efficient sealed electrical openings
- Low-E dual pane windows
- Insulated garage door
- Spray foam insulated rim joist
- Independent 3rd party HERS index testing and ratings

Mechanical Features

- 92% energy-efficient Lennox® furnace
- 50-gallon power-vented gas water heater
- 13 SEER ENERGY STAR® Lennox® central air conditioning
- Honeywell T6 Pro Wi-Fi enabled thermostat
- Lower level ¾ room rough in
- Air to air exchanger
- Hard piped cold air returns
- Sealed duct work

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