The Grove at Avonlea

New Home Warranty-Interior Finishes
• 9’ Second Floor Ceiling Height
• Fog Knockdown Finished Ceilings
• Ceiling Fan Rough-ins in All Bedrooms
• Designer Nickel Lighting Fixtures
• Front Door Bell & Chime
• Hang & Tape Walls and ceilings of Garage
• Laundry hook-ups with dryer venting
• Lower level bath rough-in
• Satin Nickel knobs (interior)
• Luxury carpeting
• Two-panel pre-finished carrara white doors
• Ventilated closet shelving
• Water softener rough-in

Construction Features
• Engineered floor trusses with 3/4 subfloor
• 2x6 exterior wall construction
• 200-AMP electrical service
• 9’ ceiling height in basement (per plan)
• GAF natural shadow asphalt shingle color by exterior package
• Carbon monoxide detector
• Electrical ground fault outlets
• Engineered roof truss system
• Exterior foundation insulation
• Interconnected smoke detector system on all levels
• Aluminum soffit
• Passive sub-slab radon vent
• Sump pump
• Water proofed foundations
• Water supply system

Energy & Water Conservation
• 13 SEER Air Conditioner with Puron
• 50 Gallon gas water heater (per plan)
• All electrical boxes on exterior walls sealed with air tight box and gasket
• 93% efficiency power vent natural gas furnace
• Fiberglass insulated entry & steel insulated service doors
• R-20 Fiberglass insulation plus vapor barrier in exterior walls
• R-49 Fiberglass insulation value in ceilings with vapor burried
• Roof trusses with energy heels
• Housewrap
• Vinyl clad insulated windows with low E glass and screens
• Whole house fan ventilation system

Landscaping
• Fully sodded yard
• Landscaped front yard (per plan: mulch, bushes & shrubs)

New Home Warranty
• Measured customer satisfaction program
• Name brand manufacturer’s limited warranties
• One-year material & workmanship warranty
• Two-year mechanical system warranty
• Ten-year structural warranty

Kitchen Features
• 42” Upper kitchen cabinets
• Granite counter tops
• Stainless steel undermount double bowl sink
• Cabinetry with adjustable shelves
• No-wax easy care flooring
• Built-in dishwasher
• Ceramic smooth top range
• Refrigerator
• Spacemaker microwave
• Ice-maker rough in
• Garbage disposal
• Kitchen island (per plan)
• Kitchen Faucet
• Pantry closet/cabinet (per plan)
• Recessed lights (per plan)
The Grove at Avonlea

Exterior Features
• LP Smartside front elevations
• Vinyl siding
• (2) exterior water spigots (location per plan)
• (2) weatherproof exterior outlet boxes (locations per plan)
• 3-Car garages
• Asphalt driveway
• Concrete sidewalk & stoop
• Front & rear door lighting
• Garage door opener with (2) remotes
• Insulated steel garage door
• Security dead bolt locks
• Stone or brick accents (per plan & elevation)
• Trim around all windows on sides and rear

Bathroom Features
• Vanity Cabinets
• No-wax Vinyl flooring
• Vanity Tops
• Designer Nickel Lighting Fixtures
• Electrical ground fault outlets in all baths
• Owner’s bath with soaking tub & separate shower (per plan)
• Lavatory Faucets
• Tub/shower surrounds
• Water saving commodes
• Vanity mirrors

Home Technology
• (1) Multimedia jack (phone, cable, data)
• (2) RG6 Cable Outlet
• (1) CAT5 Telephone jacks
• Three level technology tube for future wiring

Inspections
• Pre-construction meeting with site superintendent & sales
• Pre-drywall meeting
• Pre-closing & new home orientation
• Sixty day service conference
• One-year drywall touchup
• Site construction superintendent
• Twin Cities warranty staff
• Unmatched quality inspection process