

Whispering Pines Estates

INCLUDED FEATURES



HOUSEWORKS

ENERGY EFFICIENCY

- **Energy Star® 3.0 Certified**
- **Independently HERS rated**
- Low-E dual-pane windows
- High efficiency Ergo height elongated toilets
- PEX plumbing
- Recycled/recyclable carpet
- Low-VOC (volatile organic compound) interior paint
- Advanced framing 2x6 exterior walls with blown fiberglass insulation (R-21)
- Complete foam seal
- Weather resistive barrier
- Insulated basement walls
- 91% efficient furnace
- 5-2 programmable thermostat
- 100% LED light bulbs
- Energy Star® rated KitchenAid® and Jenn-Air appliances (per plan)
- Power direct vent 48 gallon water heater
- Moen Brantford Watersense® chrome faucets
- Whole house ventilation fan for indoor air quality
- Individually engineered foundation system, per soils report
- Soffit vents include 24" attic baffles

EXTERIOR DETAILS

- Class A shingle roof with ice and water shield, 50 year warranty
- Cemplank fiber cement siding by James Hardie®
- Four sided masonry
- 8ft fiberglass insulated entry door with Schlage® chrome handle
- Garage coach lights coordinated with elevation design
- Garage door openers – all doors
- 8ft insulated garage doors with windows (per plan)
- Two frost free exterior spigots
- Three exterior 110 volt outlets

LUXURIOUS OWNER'S SUITES

- 5 piece bath including soaking tub, walk-in shower, dual sinks with framed mirrors and designer lighting above
- Mirrored medicine cabinet (per plan)
- 13"x13" ceramic tile flooring and shower surround
- Tiled shower pan
- Semi frameless shower enclosure with chrome trim and clear glass
- Large walk-in shower with seat
- Granite slab countertops (select colors) with standard edge and 4" backsplash

DESIGNER KITCHENS

- Oversized center island for food prep and eating
- Pre-finished oak hardwood flooring in kitchen, nook or dining (per plan)
- Granite slab countertops (select colors) with standard edge and 4" backsplash
- Maple stacked 42" upper cabinets with 18" glass door cabinet above with recycling center below, crown molding and roll-out trays (per plan no stacked cabs on 940 & 980)
- Stainless kitchen appliance package including KitchenAid® 5 burner gas cooktop, double wall oven, designer hood (not on 940), dishwasher and Jenn-Air® under counter microwave
- Stainless steel double-basin under mount sink
- Moen® Camarist faucet with pull out sprayer
- 1/3 HP garbage disposal
- Icemaker line to refrigerator
- Walk-in pantry (per plan)

DISTINCTIVE INTERIOR DETAILS

- 10ft ceilings throughout main floor (Not on 940 & 980 plans)
- Pre-finished oak hardwood flooring at entry and powder
- Knockdown textured walls and ceilings with square corners
- Brushed nickel or antique bronze lighting with recessed can lights (per plan)
- Two panel solid core square top interior doors
- Schlage® chrome door levers
- 13"x13" ceramic tile floor at owners entry, secondary baths and laundry room
- Ceiling fan pre-wire at master and great rooms (per plan)
- Surround sound pre-wire at great room
- Wood windows sills at operable windows
- Painted handrail with painted 2x2 balusters (per plan)
- Pedestal sink or base cabinet at powder bath (per plan)
- 13"x13" ceramic tile flooring at all wet areas
- Ceramic 6"x6" tile surround at secondary tubs and showers
- Moen Brantford Watersense® chrome faucets
- Rocker light switches
- Closet shelving systems – Melamine in master closets and dust free wire shelving in all other
- Laundry room base cabinets
- Granite slab countertop at powder bath at base cabinet (select colors) with standard edge and 4" backsplash (per plan)
- Great room fireplace with 12"x 24" tile from floor to ceiling (per plan)

QUALITY CONSTRUCTION

- R-38 (flat ceiling) insulation
- R-30 (vaulted) ceiling insulation
- R-21 exterior wall insulation (per plan)
- Structured wiring: 2 Cat-5 phone, 2 RG-6 cable (per plan)
- Single Cat-5 phone in (Per Plan)
- 13-seer air conditioning unit
- USB wall outlet (per plan)
- Engineered I-joist floor system for quiet performance
- Full unfinished basement with 9 foot walls (8'9" ceiling)
- Passive soils gas mitigation system
- 10-year Limited Structural Warranty plus one year Workmanship & Materials and two year Mechanicals