



SERENITY COVE

Classic Standard Features

Architectural Features

- Hardiplank lap siding with 30 year warranty
- Hardi architectural accents or cedar shake (per plan)
- Hardi eaves and soffits
- Brick foundation
- Concrete or wood covered porches (per plan)
- Fiber-cement or wood columns (per plan)
- Painted wood or rod iron handrails per plan
- 30-year architectural shingles
- Full 6" aluminum gutters at all horizontal eaves
- Downspouts will connect to exterior drains
- Decorative shutters (per plan)
- Painted or stained fiberglass energy efficient front door
- Energy efficient exterior doors
- Carriage house style energy efficient garage doors with openers
- Broom finished exterior concrete surfaces (per plan)
- Covered porches (per plan)
- Tongue and groove porch ceilings
- Encapsulated crawl space with dehumidifier
- 2x6 framed exterior walls

Interior Features

- 10' ceilings throughout the home per plan
- Engineered hardwood floors in main living areas, kitchen, and master bedroom.
- Hardwood stairs with square wood spindles or black aluminum (per plan)
- Shaw carpet in secondary bedrooms and bonus room
- Tile flooring in full bathrooms and laundry room
- Craftsman style trim



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- 8 " baseboards on main level
- 7 ¼ " crown molding in all rooms on main level (other than laundry and closets)
- 8' solid core doors with 3 ½ " casing
- 6" baseboards on second level
- 5 ¼ " crown molding in all rooms on second level (other than closets)
- Melamine closet shelving throughout the home and pantry
- Wood Burning 42" vented fireplace with gas starter and mantel (per plan)
- Media outlets above fireplace (per plan)
- Lighting per plan with decorative fixtures selected by buyer with allowance
- Prewired for cable TV in all bedrooms and great room
- Smoke and carbon dioxide detectors
- Standard interior door hardware styles
- Prewired for ceiling fans in bedrooms, great room, and porch
- Toggle style electric switches
- Eggshell interior paint with 3 wall colors, 1 ceiling and closet color, and 1 trim color

Kitchen Features

- Painted or stained wood cabinets with 42" tall upper cabinets and soft close drawers
- Granite / quartz countertops
- Tile backsplash
- Under cabinet lights
- Stainless steel GE Cafe 36" dual fuel range, appliance hood, microwave and dishwasher (can also substitute double oven and 36" range top if cabinet layout allows)
- Stainless steel drop in sink
- Garbage disposal
- Pre-plumbed refrigerator connection
- Recessed lights
- Delta Essa single hole faucet with pull down sprayer
- Prewiring for Island Light fixture – fixture from lighting budget

Master Bath Features

- Ceramic tile floor



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- Tile shower with glass enclosure
- Freestanding tub (per plan)
- 36" tall stained or painted vanities
- Granite / Quartz countertops with under mounted sink bowls
- Delta Woodhurst faucet collection with 8" spread
- Comfort height toilet
- Matching bath accessories
- Light fixtures over mirrors

Secondary Bath Features

- Ceramic tile floors
- Fiberglass tub or showers
- 36" tall stained or painted vanities
- Granite / Quartz countertops with under mounted sink bowls
- Delta Woodhurst faucet collection with 8" spread.
- Light fixtures over mirrors
- Comfort height toilets
- Matching bath accessories

Powder Room

- 36" tall stained or painted vanities
- Delta Woodhurst faucet collection with 8" spread.
- Comfort height toilet

Laundry

- Stained or painted upper cabinets.
- Ceramic tile floor

Energy Features



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- Energy efficient double pane white or beige vinyl windows with grids on the front of the home and clear energy efficient windows on the sides and back of the home. (Can upgrade to a different window manufacturer or color)
- 14 SEER HVAC electric cooling
- Natural gas or propane furnace on main level
- Heat pump 2nd floor
- Energy efficient tank-less gas water heater
- Fiberglass insulation to code

Landscaping

- Up to 40 feet in length of broom finished concrete driveway.
- Sodded yards with irrigation system (size of lot dependent)
- Plants, trees, shrubs, and mulch included.
- Underground utilities
- Mailbox (if development allows)

Home warranty

- One year workmanship home warranty
- Two-year systems warranty
- Three-year structural warranty
- Manufacturers' warranty on appliances and windows

*All home selections are to be made through builder approved vendors.

*Items outside of the standard features are subject to builder markup for coordination