

Whispering Pines Patio Villas

INCLUDED FEATURES



HOUSEWORKS

ENERGY EFFICIENCY

- **Energy Star® 3.0 Certified**
- **Independently HERS rated**
- Low-E dual-pane windows
- High efficiency Ergo height elongated toilets
- Community rain sensor for landscaping
- PEX plumbing
- Recycled/recyclable carpet
- Low-VOC (volatile organic compound) interior paint
- Advanced framing 2x6 exterior walls with blown cellulose insulation (R-20)
- Complete foam seal
- Weather resistive barrier
- Insulated basement walls
- 91% efficient furnace
- 5-2 programmable thermostat
- 100% CFL light bulbs (LED optional)
- Energy Star® rated Whirlpool® appliances
- Power direct vent 48 gallon water heater
- Moen Brantford Watersense® chrome faucets
- Solatube for natural light and energy savings (per plan)
- Whole house ventilation fan for indoor air quality
- Individually engineered foundation system, per soils report

EXTERIOR DETAILS

- Class A shingle roof with ice and water shield, 30 year warranty
- Cemplank exterior siding by James Hardie®
- Fiberglass 8 foot insulated entry door with Schlage® chrome handle
- Garage coach lights coordinated with elevation design
- 8ft tall garage doors with windows (per elevation)
- 110 outlet in garage ceiling for garage door installation
- Two frost free exterior spigots
- Three exterior 110 volt outlets
- Extensive stone and enhanced exteriors
- Zero step entry
- Covered rear patio

LUXURIOUS OWNER'S SUITES

- Deluxe Shower Bath™ including dual sinks, adult height vanity, single framed mirror and designer lighting above
- Pendant lights over vanity (per plan)
- 6" x 6" tile at shower surround
- 13" x 13" ceramic tile flooring
- Elongated, comfort height toilet
- Semi-frameless shower enclosure with clear glass
- Eco-performance handheld shower in addition to wall mount shower head
- Tile Redi® shower pan with trench style drain
- Coffered or tray ceiling at master bedroom (per plan)
- Enhanced walk-in closet design

DESIGNER KITCHENS

- Center island with pendant lighting above
- Pre-finished oak hardwood flooring in kitchen and dining area
- Granite slab countertops (select colors) with standard edge and 4" backsplash
- Maple 42" upper cabinets with recycling center
- Staggered upper cabinet above microwave
- Whirlpool® stainless steel appliances including smooth top electric range, dishwasher, and microwave vented to exterior
- Stainless steel double-basin under mount sink
- Moen® Integra faucet with pull out sprayer
- 1/3 HP garbage disposal
- Icemaker line to refrigerator
- Reach-in pantry (per plan)

DISTINCTIVE INTERIOR DETAILS

- 10ft ceilings throughout main floor
- Pre-finished oak hardwood flooring in entry and great room
- Knockdown textured walls and ceilings with square corners
- Brushed nickel lighting with recessed can lights (per plan)
- 8ft hollow core two panel white interior doors at main floor
- Schlage® chrome lever door hardware
- Resort style doors with stainless door pull (per plan)
- 13"x13" ceramic tile floor at secondary baths, owner's entry and laundry room
- 6" x 6" ceramic tile surround at secondary tubs and showers
- Pre-wired for ceiling fans at master and great room (per plan)
- Wood windows sills at operable windows
- Painted handrail and painted 2x2 balusters (per plan)
- Pre-wire for surround sound
- Pre-wire for security system

QUALITY CONSTRUCTION

- R-38 (flat ceiling) insulation
- R-20 exterior wall insulation (per plan)
- Structured wiring: 2 Cat-5 phone, 2 RG-6 cable located in great room, master, and study (per plan)
- Single Cat-5 phone in kitchen and master bedroom
- USB wall outlet (per plan)
- Engineered I-joist floor system for quiet performance
- Full unfinished basement with 9 foot walls
- Passive soils gas mitigation system
- Air conditioning pre-wire and pad
- Exterior maintenance provided by HOA
- Front and rear lawn maintained by HOA
- 10-year Limited Structural Warranty plus one year Workmanship & Materials and two year Mechanicals