



Quality Exterior Features

- 4 Floor Plans w/ 3 Elevations per Plan (price varies) Consisting of Tudor, French Country and Shingle Designs
- Ranch and 1st Floor Master Architecture Ranging from 2,400 - 3,250 sq. ft.
- Landscaped Homesite w/ Lawn Sprinkler System
- Lifetime Warranty 3D High Definition Architectural Shingle
- Pella Lifestyle Aluminum Clad / Wood Interior Windows
 - 6'0" Tall 1st Floor Windows
 - Double Hungs & Casements (plan specific)
 - 7/8" SDLs on all units
- Raised Panel, Insulated Steel Garage Doors w/ Exterior Keypad
- 3 Frost Proof Hose-bibs
- 1 BBQ Gas Stub
- Exterior Building Materials Consist of Natural Stone, Brick, Stucco and Hardie Shake Siding (elevation specific)
 - Hardie Fascia/Soffit/Trim
- 3'6" x 8'0" Wood Front Door w/ 7/8" SDLs and Clear Glass
- Flatwork
 - Paver Front Walk, Porch/Stoop & Rear Patio
 - Asphalt Driveway
- Architectural Features (plan specific)
 - Metal Roof Accents
 - Board and Batten Accents
 - 1.5 Story Roofs on Ranches for Enhanced Curb-Appeal
 - Masonry Chimneys w/ Decorative Chimney Pot
 - Decorative Shutters, Columns, Transoms, Brackets, Corbels, Arches, etc.

Construction Features

- Cellulose Insulation Throughout Home
- Cellulose Sound Insulation at all Waste and Water Pipes
- Low Expansion Foam at all Windows and Doors, Plates, and Vertical Penetrations
- Upgraded Advantek 3/4" Subfloor
- 9'0" Foundation Walls
- 9'0" 1st Floor Exterior Walls
- 9'0" 2nd Floor Exterior Walls
- Energy Star Rated Home
- Optional Finished Lower Level
- Optional Screened Porch/Sunroom
- Optional 4th Bedroom/3rd Bathroom on 2-Story Homes
- Masonry Fireplace

Quality Interior Features

- Masonry Fireplace
 - Tile Hearth and Surround
 - Carpentry-Built Mantel w/ Legs
- Solid Core Interior Doors 8'0" x 1 3/4" throughout w/ Schlage Accent Hardware
- Extra-Wide 3 1/2" Painted Casing & 7 1/4" Painted Base Throughout
- 5 1/4" Painted Crown in Specified Areas
- 42" Panel Mould Wainscot in Specified Areas
- French Doors to Study
- 3 1/2" White Oak Floor Throughout 1st Floor (Except Bedrooms)
- Generous Tile Allowance Throughout
- Tray/Vaulted Ceilings in ALL Bedrooms
- Decorative Coffe in Study
- Custom Romar Cabinetry Throughout
- Quartz Countertops Throughout
- Generous Electrical Fixture Allowance
- Oak Posts, Rails, and Balusters Wood
- Pediment Heads over all Exterior Doors
- Bead Board Wainscot in Garage
- Fully Cased Windows w/ Sill and Apron Bottoms

Kitchen Features

- Custom Romar Cabinetry w/ Kitchen Island w/ Decorative Legs and Valance
 - Concealed Hinges w/ Soft Close
 - Undermount Drawer Slides w/ Soft Close
 - Wood Dovetail Drawer Boxes (Match to Standard Door Faces)
- Quartz Countertops
- SS Kitchen Aid Appliance Package
 - 36" Range and Venting
 - 36" Counter-Depth Refrigerator
 - 30" Single Oven w/ Microwave and Trim Kit
 - 24" Dishwasher
 - Disposal
- Pulldown Kitchen Faucet
- Tile Backsplash Included
- Under Cabinet Lighting in Kitchen

Bath & Laundry Features

- 2 Full Bathrooms & 1 Powder Room w/ Custom Romar Cabinetry & Quartz Tops
- 1st Floor Laundry Room w/ Custom Romar Cabinetry and Quartz Tops
- Luxury Master Bath
 - 71" Signature Hardware Free Standing Tub & Telephone Faucet w/ 42" Tile Wainscot Around Tub
 - Spacious Master Shower w/ Frameless Heavy Glass Shower Door
- Kohler Comfort Height Elongated Bowl Toilets w/ Slow Close Seats (Master & Powder Room)
- Moen Faucets Throughout
- Furniture Grade Mirrors Over All Vanities
- Soap Niches in All Shower/Tub Areas

Utility Service Features

- 200 amp / 40 Circuit Electrical Service Panel
- (1) Carrier Comfort 95% 1 - Stage Furnace
- (1) 3 Ton, 13 SEER AC Unit
- (1) Carrier by-pass Humidifier
- Honeywell Programmable T-Stat(s)
- 2 - Story Homes will have 1st & 2nd Floor Electronic Zoning for Maximum Control and Comfort
- (1) 50 Gallon Power Vent Hot Water Heater
- Underground Rough-in Plumbing Installed for Future Bath and Wet Bar
- Security System w/ Termination Enclosure
- Structured Wiring Package w/ Termination Enclosure
- Hot Water Recirculating Line w/ Pump
- Passive Radon System
- Automatic Fire Sprinkler Included

Site Features

- Maintenance Free Homesites
- Easy Access to I-94

HOA Information

- Monthly Assessment includes:
 - Snow plowing of Lakeside Circle, Sidewalks, and Driveways
 - Re-mulching as Necessary
 - Startup and Shutoff of Lawn Irrigation Systems
 - Lawn Sprinkling & Cutting, Landscape Trimming, and Maintenance Leave Raking & Collecting

School District

- School District
 - Everett Elementary School - District 67
 - Deer Path Middle School - District 67
 - Lake Forest Community High School - District 115