

## DEER TRAIL ESTATES INCLUDED FEATURES

### ENERGY EFFICIENCY FEATURES

- Energy Savings throughout the home
- Designer LED bulbs
- Double-Pane Low-E Insulated vinyl windows
- Programmable Honeywell Thermostat
- High-Efficiency Water Heater
- 15 SEER Rated Ruud High-Efficiency HVAC System
- R - 38 Blown-in attic insulation
- R - 22 Insulation on all sloped and vaulted ceilings
- R - 6 Fold Back A/C Duct Work
- R -13 wall insulation
- Electric cooking
- Electric furnace

### EXTERIOR DETAILS

- Designer selected brick on 3 sides
- Designer selected front door
- Painted shutter options (per elevation)
- Limited-Lifetime Warranty Architectural Shingle
- 5/50 Year Warranty on trim and siding
- 2 Exterior Bibs and Weatherproof GFI Electrical Outlets
- Front Yard landscaped with 10 pallets of sod
- Garage Opener with 2 remotes
- 2 Coach Lights (Standard: one in front, one back)
- Beam and slab foundation
- Spacious patios and porches (per floor plan)

### INTERIOR DETAILS

- 1/2 in. 8 lb. Carpet Pad in Bedrooms, Study, and Closets
- Luxury vinyl plank in Entry, Dining, Kitchen, Breakfast Nook, and Living
- 10' tray ceilings (location according to floor plan)
- Decorative crown moulding (location according to floor plan)
- Clean sheetrock detailing (with rounded corners)
- Standard Sherwin Williams paint colors
- White decorative baseboards and trim
- Wood shelving and hanging rods in closets
- Designer stainless steel hardware with raised panel doors
- Designer selected light fixtures with LED bulbs
- 4 recessed lights in master and family room
- Fan and light kit in family room and master bedroom
- Pre-Wired for cable and phone in family room, master bedroom

(per plan)

- Smoke and Carbon Monoxide Detectors (per code)

### KITCHEN FEATURES

- Kitchen upper cabinets 42" ILO 36"
- Decorative cabinet handles
- Decorative backsplash
- Recess LEDs in kitchen
- Soft close doors for cabinets

### BATH FEATURES

- Luxury soaking tub in master bath
- Walk-in shower with semi-frameless doors for master bath
- Corner shelf in all showers
- Granite countertops on all bathrooms vanities
- Vanity cabinets with storage
- Vanity lights above all bathroom sinks
- Mirror installed over all bathroom sinks
- ADA comfort height, luxury, elongated toilet in all bathrooms
- Designer selected faucets and accessories
- Tile tub walls in secondary bathrooms

### UTILITY ROOM FEATURES

- Electric dryer hook-up
- Freezer space (per floor plan)

### CONSTRUCTION AND SERVICE FEATURES

- 2-Year Workmanship and Systems Warranty
- 10-Year Structural Home Warranty
- Inspected throughout construction, 15 major inspections
- If requested, one-on-one home walkthrough with construction superintendent at each major stage (post foundation, pre drywall, pre move-in)