



# INCLUDED FEATURES

## THE POLO FIELDS

### COMMUNITY APPEAL

Community featuring 14 large estate home sites  
Carefully planned and coordinated streetscape design with street lights  
and professionally landscaped, fully-sodded yards with planting beds  
Mandatory Homeowners' Association to protect the value of your home  
and preserve the overall appearance of your community for years  
to come

### EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations of 4 sides brick, stone,  
and shake  
Side-entry garages  
Driveway aprons with brick pavers  
Luxury landscape package with irrigation and lawn maintenance included  
Architectural dimensional shingles  
Covered porches on all plans  
Full HardiePlank® Exterior  
Poured concrete foundations reinforced with steel  
Pre-finished aluminum gutters and downspouts  
Fiberglass front door and Schlage® Touch Screen deadbolt  
GFI weatherproof electrical outlets and exterior water faucets on front  
and rear of home  
Garage door openers  
Double flood lights  
Coach lights

### INTERIOR APPOINTMENTS

Smooth ten-foot ceilings on first floor  
Trey and vaulted ceilings (per plan)  
Ceiling fan in Family Room  
Tile flooring in Laundry Room  
Upper Cabinets in laundry Room  
Plasma prep in Family Room  
Built-ins in Family Room  
Open rail stairs with iron balusters on first floor  
Crown, chair rail and picture box molding in dining room (per plan)  
FMI® direct vent fireplace with granite surround and gas logs  
Raised two-panel interior doors with Schlage® hardware  
Hardwood flooring in Entry Foyer, Powder, Dining, Kitchen and  
Breakfast Area, Family Room, Gallery, and Garage Entry  
Premium Sherwin Williams® paints  
Extensive moldings include 2-piece crown molding in the Foyer, Living,  
Dining, Kitchen, Breakfast, Family, Master, Powder Bath, first floor  
hallways, and first floor secondary bedrooms. 5.25" baseboards

### KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in Chef's Kitchen including built-in  
microwave/oven, 36" 5-burner gas cooktop, stainless steel venthood and  
dishwasher  
Granite countertops with upgraded tile backsplash, stainless steel  
double-bowl sink, single-lever Delta® faucet, with hose spray in Kitchen  
Undermount kitchen sink  
Mini pendant lighting in Kitchen  
42" maple cabinets with crown molding  
Recessed Can Lighting  
Recessed icemaker connection for refrigerator  
Vanities with cultured marble tops in Secondary Baths  
5' steel tubs with tile surround in Secondary Baths  
Vanity sink with upgraded fixtures and granite countertops in Powder  
Room (per plan)  
Elongated commodes, Delta® faucets and bath exhaust fans in all Baths  
Tile floors in all Baths

### MASTER BATH DESIGN

Drop-in tub  
Granite countertops  
Seating in shower  
Upgraded plumbing and lighting features  
Raised vanities

### HIGH PERFORMANCE ENERGY FEATURES

Inspection through 3rd Party  
Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling  
insulation  
Pactiv "Classic" House Wrap  
Low E windows with wood wrap and PVC jamb  
LP® Engineered Floor System  
Top Notch® 350 Performance Floor Decking  
Floor Decking Glued and Screwed in place  
Advanced PEX® plumbing system  
Lennox® 14 SEER high-efficiency cooling with programmable thermostats  
220V outlet for dryer  
Washer overflow pans in second floor laundry rooms  
Quick-recovery 50-gallon gas water heater  
Smoke & Carbon Monoxide detectors

### CUSTOMER PEACE OF MIND

Homeowner Pre-construction Orientation  
Optional Homeowner Pre-drywall Orientation  
Homeowner Pre-closing Orientation  
Homeowner Warranty Introduction  
Home Buyers 2-10 Warranty®