



# INCLUDED FEATURES

## WARRENTON

### COMMUNITY APPEAL

Gated community featuring 41 large home sites  
Carefully planned and coordinated streetscape design with streetlights 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  
Offering finished two-car/three-car and side entry garages (per lot)

### EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations of brick, stone, and shake  
3 sides brick  
James Hardie – 100% Hardie® Package : Lap Siding, Soffit Panels, Shingle Siding and Trim Boards  
Poured concrete foundations reinforced with steel  
GAF Royal Sovereign® 3 tab shingles shingles with 25-year limited warranty  
Pre-finished aluminum gutters and downspouts  
Fiberglass front door and single-cylinder deadbolts on all exterior doors/oil rubbed bronze finish  
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 at Garage Door

### INTERIOR APPOINTMENTS

Smooth nine-foot ceilings on first floor  
Trey and vaulted ceilings (per plan)  
Plasma prep in Family Room  
Open rail stairs with iron balusters on first floor  
Direct vent fireplace 36" firebox, marble surround, hearth, and gas log starter  
Raised two-panel interior doors with Schlage® hardware/oil rubbed bronze package  
Hardwood flooring in entry foyer, powder, kitchen and breakfast area  
Premium Sherwin Williams® paints  
Lighting package for hallways, bedrooms, closets, baths, foyer, dining and breakfast

### TRIM PACKAGE

Traditional trim package including:  
Crown, chair rail and board and batten waincot in dining room (per plan)  
5.25" Baseboards throughout  
Crown molding in foyer, living room, dining room, and master bedroom

### 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 tile backsplash, undermount stainless steel sink, single-lever Delta® faucet with pull out spray in kitchen  
Mini pendant lighting in kitchen (level 1)  
36" maple cabinets with crown molding  
Recessed can lighting  
Recessed icemaker connection for refrigerator  
Cooktop vented to outside  
Vanities with cultured marble tops in all secondary baths  
Elongated commodes, Delta® faucets (level 2), and bath exhaust fans in all baths  
Vanity sink with level 2 fixtures in powder room  
Tile floors in master and secondary baths  
Raised vanities in master bath  
Tile shower walls with fiberglass pan in master bath

### HIGH PERFORMANCE ENERGY FEATURES

Inspection through 3rd Party  
Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling insulation  
House Wrap – Weather resistant barrier  
Insulated vinyl thermal low E windows with wood wrap, screens and tilt sash  
LP® Engineered Floor System  
Top Notch® 350 Performance Floor Decking  
Floor Decking Glued and Screwed in Place  
Advanced PEX® plumbing system  
Lennox® 14 SEER HVAC systems 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®