



# INCLUDED FEATURES

## EMERSON HEIGHTS

### COMMUNITY APPEAL

- Gated Entrance for privacy and security
- Carefully planned and coordinated streetscape design with sidewalks, street lights, mail kiosk and professionally landscaped yards
- Gated access to shopping and dining
- Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come
- Maintenance-free living with landscaping maintenance

### EXTERIOR APPOINTMENTS

- Architecturally designed exterior elevations with brick
- Architectural Dimensional Shingles
- Poured concrete foundations reinforced with steel
- Certainteed® roof shingles with limited lifetime warranty
- Pre-finished aluminum gutters and downspouts
- Fiberglass front door and Schlage® single-cylinder deadbolts on all exterior doors/satin/nickel finish
- Schlage® touchscreen deadbolt entry system
- GFI weatherproof electrical outlets and exterior water faucets on front and rear of home
- James Hardie – 100% Hardie® Package : Lap Siding, Soffit Panels, Shingle Siding and Trim Boards

### KITCHEN & BATH DESIGN

- Quality G.E. stainless steel appliances in Chef's Kitchen including microwave, 30" slide in gas cooktop, and dishwasher
- Flat panel 42" kitchen cabinets with crown molding
- Recessed can lighting in kitchen
- Granite counter tops in Kitchen with under mount sink and tile backsplash
- Recessed icemaker connection for refrigerator
- Hardwoods in Foyer, Kitchen, Breakfast Room, Family Room, Dining Room, Powder Room, and Garage Entry, Laundry Room
- Ceramic tile floors in secondary baths
- Vanities with cultured marble tops in all baths
- Pedestal sink with chrome fixtures in powder room (per plan)
- Master bath includes oversized luxury shower with semi framless enclosure
- Elongated commodes, Delta® faucets and bath exhaust fans in all baths

### INTERIOR APPOINTMENTS

- Smooth nine-foot ceilings on first and second floor
- Mudroom off garage (per plan)
- Five phone/cable drops
- Crown, chair rail and picture box molding in dining room (per plan)
- Superior® direct vent fireplace with slate surround, wood mantle and gas log starter
- Raised two-panel interior doors with Schlage® hardware (available in nickel and bronze)
- Colonial stair rail pickets
- Premium Sherwin Williams® paints

### HIGH PERFORMANCE ENERGY FEATURE

- 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, 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 high-efficiency heating and cooling systems
- 220V outlet for dryer
- Washer overflow pans in second floor laundry rooms
- Quick-recovery 50-gallon electric water heater
- Smoke detectors per code
- Finished two-car garage (with opener)
- Programmable thermostats

### CUSTOMER PEACE OF MIND

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