



Standard Features

INTERIOR

Kitchen

- Custom natural oak wood cabinetry with hidden hinges
- Custom easy-care laminate countertops with backsplash in a variety of colors.
- Double bowl stainless steel sink with garbage disposal
- Electric coil top self-cleaning range, microwave, and dishwasher (white)
- Premium no-wax vinyl flooring
- Moen Chrome Faucets

Baths

- Custom natural oak wood cabinetry with hidden hinges
- Cultured marble vanity top, sink, and mirror
- Chrome towel bar and toilet paper holders
- Fiberglass tub and/or shower enclosure (shower doors are an optional upgrade)
- Premium no-wax vinyl flooring
- Moen Chrome Faucets

Home

- Wall-to-wall carpeting
- Six-panel colonist white doors and trim
- Brushed nickel door handles and hinges
- Knockdown texture walls & ceilings
- Ventilated wire shelving in all closets
- 200 amp electrical system
- 2 TV jacks (kitchen and master bedroom)
- \$500 allowance for interior/exterior lighting (*Heartland Fans & Lighting in Festus, MO*)
- Wire and brace for ceiling fan in family room (fan not included)
- Wiring for ceiling lights in bedrooms
- Wiring for garage door opener outlet (garage door opener is an optional upgrade)
- Dead bolt lock on front door
- Steel reinforced concrete walls in basement
- Washer & Dryer hook-ups (electric)
- Cross linked Polyethylene (PEX) water supply piping
- Colonial trim with wood window sills
- 220 dryer receptacle and dryer vented to exterior
- Wired smoke detectors with battery back up

EXTERIOR

Home

- 25 Year roof shingles with 15lb felt paper sheathing (30 Year architectural shingles available)
- Vinyl siding and enclosed soffits / fascias (white)
- 2 car garage with steel door & locking handle (3 car garage standard on Julieann, Julieann II and Blake)
- Insulated, steel entry doors
- 2 outdoor freeze-proof water faucets
- 2 waterproof electrical outlets (GFI)
- Wired for 2 exterior lights at front & rear entry Doors
- Doorbell
- Concrete driveway and private walkways (swirl finish)
- Front yard sod, seed and straw sides and back (one time only)

Go Green

- High-efficiency 90+ gas furnace
- 50-gallon electric hot water heater
- Central air conditioning
- Dual zone heating and cooling on most 2 story models
- Single hung vinyl windows, lower sash tilts for easy-clean
- Window screens and colonial grids on front windows
- House Wrap
- R-13 wall insulation with vapor barrier
- R-38 ceiling insulation
- Sill sealer at top of foundation

Quality Construction

- Basement waterproof system
- Garage floor reinforced with steel rods
- 3/4" tongue & groove plywood sub floor glued and nailed
- Drywall nailed and screwed
- Steel I-beam and 2 x 4 construction on 16-inch centers
- Underground utilities, natural gas and public water & sewer
- Perimeter drain tile system
- Vapor barrier under drywall on all exterior walls
- Built to all local building codes
- 2-10 Home Buyers Warranty®
- Builder approved for FHA, VA & USDA financing
- Home Closing by Hillsboro Title Co. in *Arnold, MO*
(Additional costs may apply if buyer selects different title company.)

NOTE: All elevations are artist renderings and may vary slightly during construction. Artist renderings may include optional features.

