



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
- Appliance allowance \$1,000
- Vinyl-clad insulated sliding glass door
- Premium no-wax vinyl flooring
- Moen Chrome Faucets

Baths

- Electric exhaust fans
- 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
- Comfortable adult-height toilet in master bath (white)

Home

- Wall-to-wall carpeting
- Six-panel colonist white doors and trim
- Colonial trim with wood window sills (painted white)
- Dead bolt lock on front door
- Brushed nickel door handles and hinges
- Smooth finish walls / sand finish swirl
- Ventilated wire shelving in all closets
- 200 amp electrical system
- 2 TV jacks (greater room and master bedroom)
- \$900 allowance for interior/exterior lighting
Main floor laundry per plan
- 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)
- Steel reinforced concrete walls in basement
- Washer & Dryer hook-ups (electric)
- Cross linked Polyethylene (PEX) water supply piping
- 220 dryer receptacle and dryer vented to exterior
- Wired smoke detectors with battery back up

EXTERIOR

Home

- 8' X 8' Concrete patio at rear (where grade allows)
- 25 Year roof shingles with 15lb felt paper sheathing (30 Year architectural shingles available)
- Low-maintenance vinyl siding and enclosed soffits/fascias (white)
- Seamless gutters and downspouts
- Vinyl shutters (assorted colors) per plan
- 2 car garage (optional 3 car garage available) per plan
3 car garage standard on Julieann, Julieann II and Blake
- Steel overhead garage door with locking handle
- Insulated, steel entry doors
- 2 outdoor anti-freeze water faucets
- Waterproof GFI electrical outlets per code
- Wired for 2 exterior lights at front & rear entry Doors
- Doorbell
- Concrete driveway and private walkways (swirl finish)
- Sod front and sides, straw back of yard (one time only)

Go Green

- High-efficiency 90+ gas furnace
- 50-gallon electric hot water heater
- Central air conditioning
- Digital thermostat
- Insulated single hung vinyl windows, easy-clean lower sash tilts
- 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 damp-proof 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
- Copper wiring and circuit breaker panel
- GFI outlets per code
- Built to all local building codes
- 2-10 Home Buyers Warranty*
- Builder approved for FHA, VA & USDA financing
- Home Closing by True Title Co. in Festus, 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.