



## STANDARD FEATURES

### Madeline Farms

#### EXTERIOR:

- Vinyl Double Paned Insulated Windows with Low-E Glass and Screen
- 8' Fiberglass Front Door - Single or Double\*
- Full Gutters
- Cedar Shutters \*
- Drywall Ceiling on Front Porch and on Large Covered Back Porch, Wired and Blocked for Ceiling Fan
- Architectural Roofing Shingles with 30 Year Warranty
- Ridge Vent Roof Ventilation
- Carriage Style Garage Doors with Decorative Hardware, Remotes, and Keyless Door Pad
- 3-Car Garages with 8' Overhead Door on 3<sup>rd</sup> Carriage Garage
- Professional Landscape Package including Fully Sodded Yards & Shrubs
- Hardie Plank Concrete Siding with 30 Year Warranty \*
- Cable Outlet on Back Porch
- 2 Exterior Hose Bibs
- 2 Exterior Receptacles
- Yard Post Lantern preselected by development

#### INTERIOR:

- 9' or Taller Smooth Ceilings on First Floor\*
- 8' Doors on First Floor
- Square Edged Drywall Corners
- 4.25" Crown Molding in Great Room, Dining Room, Entryway, and Kitchen
- Ventless Gas Fireplace with Stone, Brick or Tile Surround
- Fireplace with Raised Hearth
- Hardwood Stair Treads
- 5" Wide Engineered Handscraped Hardwood or Luxury Vinyl Plank Flooring in the Foyer, Great Room, Dining, Kitchen, Breakfast Room, and Primary Bedroom
- Carpet in all Additional Bedrooms, All Closets, Hallway Up, and Bonus Room
- 1 Phone Outlet & 5 Cable Outlets
- Deluxe Kitchen Appliances including Double Oven/Cooktop Package, Microwave, Disposal w/ air switch, & Dishwasher
- Tile or Thin Brick Backsplash in Kitchen
- Under Cabinet Lighting in Kitchen
- Black Matte, Brushed Nickel or Oil Rubbed Bronze Door Hardware Throughout House
- Custom Built Cabinetry with Decorative Hardware in Kitchen, Baths, and Laundry
- Counter Height Kitchen Island Top
- Granite or Quartz Tops in Kitchen with Stainless Steel Apron Front Farm Sink
- Granite or Quartz Tops in All Baths
- Walk In Primary Shower\* with Frameless Glass, Bench, and Recessed Niche
- Free Standing Tub in Primary Bath
- Ceramic Tile Surrounds on all Tubs & Showers
- Black Matte, Brushed Nickel, Chrome or Oil Rubbed Bronze Moen Faucets Throughout
- Tile Floors in All Baths & Laundry Room
- Wood Shelving in Primary Bedroom Closet & Pantry, Ventilated Shelving in All Other Closets
- Generous Lighting Allowance
- Gas Heat
- 50 Gallon Gas Hot Water Heater
- One Year Builder Warranty

#### **\* PER PLAN**

Information deemed reliable but not guaranteed. All prices and amenities are subject to change without notice. Artist's concept may vary from actual construction. Effective 5/16/2024.