



## **STANDARD & SPECIAL FEATURES for the VILLAS at MEADOWBROOK COUNTRY CLUB**

### **STANDARD FEATURES**

#### **FAMILY ROOM or GREAT ROOM**

- 42" Fireplace with mantle-height front (choice of styles)
- Vaulted ceiling (where shown as standard)

#### **KITCHEN and BREAKFAST ROOM**

- Granite kitchen counter top
- Kitchen-Aid built-in 30" wall oven and microwave in cabinet
- Kitchen-Aid electric down-draft cooktop with ceramic glass surface
- Kitchen-Aid energy-efficient dishwasher with pots and pans cycle
- Garbage disposal
- Center-island (where shown as standard)
- Raised panel wood cabinets
- Spacious pantry
- Kohler stainless steel undermount sink
- Vaulted ceiling (where shown as standard)
- Kohler pull-out spray kitchen faucet
- Job-finished oak strip wood flooring in kitchen/breakfast room
- 42" Wall kitchen cabinets

#### **MASTER BEDROOM and BATH SUITE**

- 12' x 12' Ceramic tile master bath floor
- Walk-in or double-door closets (where shown as standard)
- Luxurious master bath with Kohler tub, separate cultured marble shower with seat and cultured marble double-bowl vanity
- Beveled edge mirrors over vanities
- Raised cultured marble vanities
- Polished brass finish on shower enclosure
- Polished brass finish toilet paper holder and towel bar
- Kohler designer chrome/brass faucets and fixtures
- Kohler elongated toilets
- Mirrored closet doors (where shown as standard)

#### **ENERGY PACKAGE**

- R-38 Ceiling insulation (where applicable)
- R-13 Band board insulation
- Zoned heating and cooling system (where shown as standard)
- Insulated patio doors
- Energy-efficient 10-SEER air conditioner
- Energy-efficient 80% gas furnace
- Digital clock thermostats
- Vapor barrier on exterior walls



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### **SPECIAL FEATURES**

- Home Security System
- Residential Warranty Corporation 2/10 Fit & Finish Warranty
- 25-Year architectural roof shingles
- Kohler plumbing fixtures
- Lever handles on faucets
- Full-height basement walls
- Foundation drain tile with sump pit
- Professional termite treatment
- Rocker electrical switches
- Custom carriage style garage doors
- Two garage door openers with two transmitters
- 200 AMP electric service
- Two 50-gallon hot water heaters
- Two freeze-proof exterior water faucets
- Pre-finished oversized gutters and downspouts
- Entire yard sodded (to disturbed area)
- Enclosed exterior soffits
- First-floor laundry
- Electric dryer hook-up
- Maintenance-free wire closet shelving throughout
- Two coats of paint on interior walls
- 8' Interior, six panel painted Colonist doors on first floor
- Job-finished oak strip flooring in foyer
- Porcelain steel tub and ceramic shower enclosure in hall bathroom (where shown as standard)
- 42" High bathroom mirrors
- Cultured marble vanity tops and corner tubs in bathrooms (where applicable)
- Deadbolt on front door
- \$1,000 Electrical fixture allowance
- Smoke detectors
- 6 Phone and 6 TV outlets
- Lawn irrigation system
- Landscape package
- Ornamental private mailbox
- Linen closet
- Dramatic ceilings (where shown as standard)
- Waterline for ice maker
- Hardie Board siding
- Grilles on all windows and patio doors
- 3 ¼" Colonial wood door casing and 6 ½" base mold throughout
- Lever handles on interior doors
- 30Piece crown molding in foyer, living room and dining room
- 3 ¼" Colonial cased openings off foyer (where shown as standard)
- Kohler Memoirs pedestal sink in powder room
- Base and wall cabinets with laundry sink in laundry room (where shown as standard)
- Wall cabinets over washer/dryer
- Walls and ceilings different color
- 8'-10" Foundation pour
- Roman Stone brick paver driveway
- \$1,000 Patio allowance
- (2) Recessed can lights over each fireplace



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