

Standard Features for *Forest View Estates*

Interior Appointments

- Hardwood flooring in Foyer and Powder Room
- 40 inch gas fireplace in family room with slate surround and hearth
- Colonial trim package includes: crown molding in foyer, dining and living room. Chair rail molding in dining room
- Windows trimmed with casing, stool and apron
- Oak handrails with white balusters
- Upgraded Shaw brand carpet with half inch, 6lb pad
- Wood shelving and rods in closets
- 4 High speed Cat V T.V outlets and 4 telephone outlets

Kitchen Features

- 42" Flat Panel Oak or Birch "Quality" cabinets with oak crown molding and hardware
- Level 1 Granite Countertops
- Upgraded Whirlpool brand appliances including 22 cu. Ft refrigerator with icemaker, self cleaning oven, microwave and dishwasher.
- "Lazy Susan" corner cabinet and center island (per plan)
- Recessed lighting package

Luxury Baths and Powder Room

- Master bathrooms with 72" x 42" soaker tub or corner tub.
- Separate shower with glass enclosure and BACK SAVER double bowl vanity with marbled vanity tops
- 4" ceramic tile flooring on master bath floor and in all tub and shower surrounds.
- Expansive vanity mirrors in all baths

Engineering Details

- 9' ceilings on the first floor of all models
- Two car garages
- 3-piece full bathroom rough-in in Basement
- Full unfinished basements with sliding glass door for easy access to the yard and plenty of windows to add light (NOTE: lot premiums and extra charges may apply to certain walk out conditions on certain lots)
- Fully insulated R-11 outside basement walls and poured concrete slab
- Laundry Room connections with overflow pan
- Fully drywalled garage interior

Energy Efficiencies

- Insulated exterior house wrap
- R-13 exterior wall insulation, R-38 attic insulation
- LOW E double pane high quality vinyl windows
- 50 gallon electric hot water heater
- Dual Zone high efficiency TRANE brand electric heat pump (per plan)
- Attic ridge vent and vinyl soffit ventilation system

Exterior Appointments

- Two exterior hose bibs
- Two exterior electric outlets
- Hydroseed and strawed yards with high quality tall fescue grass in any disturbed areas
- Lifetime dimensional fiberglass roof shingles
- Professionally designed landscaping for each home site
- Concrete lead walk and steps
- Maintenance free vinyl siding
- Vinyl Soffit and Aluminum fascia
- Seamless Aluminum Gutters and Downspouts
- Paved asphalt driveways

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