



## Wembley Park Manor Homes Gold Level Included Features

### Exterior Features

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- Attractive custom-designed home plans specifically created for today's modern lifestyles
- Brick skirt at front, James Hardie Color Plus siding and/or Brick front elevation per plan
- Solid core fiberglass exterior doors with deadbolt locks for added security
- Premium landscape package including sod in front yard to front corners of house
- Multi zone irrigation in front yard to front corners of house
- 25-year asphalt dimensional shingle roof
- 5" aluminum gutters and downspouts per plan
- 2-car garage, fully painted flat white with 16' x 7' garage door, 1/3 HP MyQ Wifi openers and 2 remotes
- Two "frost free" exterior water faucets
- Two exterior rated electrical outlets

### Interior Features

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- Sherwin Williams paint colors for walls, ceiling and trim per design plan
- 9' Ceilings on the main floor, 8' ceilings on second floor
- 6'8" doors on main and second level
- 6" baseboard moldings on main level and 6" baseboard molding upstairs
- Drywall return at windows with window stool and 1" x 4" window casing with mitered corners
- 2-panel Monroe 6'8" interior doors and 1" x 4" door casing with mitered corners
- 5" Cove crown molding in family room, kitchen/breakfast room and primary bedroom
- Interior stairs with wood treads, painted risers/skirt board and 1/2 wall with black iron spindles
- Smooth ceilings throughout home
- Bronze door hardware
- Ceiling fan with light in family room, master bedroom, and bonus room
- Premium lighting packages from Grahams Lighting
- Smart Panel with 5 TV outlets and 3 Data CAT5 ports
- Engineered hardwood flooring in foyer, kitchen/breakfast, dining room, family rm, powder rm per plan
- Shaw Performance carpet with 8 lb. pad in bedrooms, bonus room and upstairs hallways
- 50" lineal electric fireplace
- 2" faux wood plantation blinds on all operable windows

### Kitchen

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- Quartz counter tops from designer curated selections – 2 color options (white or gray)
- 42" upper cabinets / 36" base Shaker cabinets with island, soft close doors/drawers – 4 color options
- Attractive high quality decorative cabinet hardware
- GE Stainless Steel appliance package - 36" electric cooktop, microwave & single oven and dishwasher per plan
- 1/2 HP garbage disposal
- Large pantry with ventilated shelving per plan
- Large under-mount stainless steel single bowl sink
- Pull-down single handle kitchen faucet in chrome, brushed nickel or bronze
- 5 LED disc lights and 2 decorative light fixtures above island per plan
- Level 2 tile backsplash

## **Primary Retreat**

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- Large shower w/ fiberglass pan, tiled walls, 1-handle shower in chrome, brushed nickel or bronze and corner shelf
- Framed shower doors per plan to match plumbing fixtures
- Quartz countertops from designer curated selections – 2 color options (white or gray)
- Porcelain undermount sinks with 4” spread faucets in chrome, brushed nickel or bronze
- 42” tall plate glass mirrors
- Private water closet
- Tiled floor with 12” x 24” level 1 tile from designer curated selections
- Spacious primary closet with ventilated shelving
- 36” double vanity cabinets with 4 painted finish options
- Soft close cabinet doors and drawers
- Elongated comfort height toilet
- Attractive vanity lighting above mirrors
- Fan / light combination exhaust fan in primary bathroom

## **Secondary Bedrooms / Baths / Powder Room**

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- 5’ Fiberglass tub/shower with single handle tub/shower faucet in chrome, brushed nickel or bronze
- Level 1 tile flooring in bathroom from designer curated selections
- 36” Shaker vanity cabinets in bathroom with 2 painted color options
- Soft close cabinet doors and drawers
- Granite countertops from designer curated selections – 4 color options
- Porcelain undermount sinks with 4” spread faucets in chrome, brushed nickel or bronze
- 42” tall plate glass mirrors
- Attractive vanity lighting above mirrors
- Pedestal sink in powder room with 4” spread faucet in chrome, brushed nickel or bronze
- Elongated comfort height toilet
- Exhaust fan in bathrooms
- Spacious closets with ventilated shelving
- Attractive linen drum shade light fixture in bedrooms, also wired for ceiling fan in bedrooms

## **Utility Room**

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- Level 1 tile flooring from designer curated selections
- Washer box in wall with drain
- 220V electrical outlet for dryer, in-wall box for dryer vent
- Single ventilated shelf above washer and dryer

## **Structural Features**

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- Gas HVAC zoned systems per plan with T6Zwave Wi-Fi programmable thermostat on all floors
- 15 SEER AC unit
- Tankless gas water heater - per plan
- Structurally engineered floor system
- Engineered Panel and Truss framing with 9’ ceiling height on main level and 8’ ceiling height upstairs
- All sub flooring nailed and glued down to minimize floor squeaks
- Smoke detectors in all bedrooms and as required by local building and fire codes
- Carbon Monoxide detectors on each level
- R-49 Blown Insulation above ceiling and R-19 foam exterior wall insulation
- Termite soil treatment
- Low E single hung vinyl windows
- 1- year Builder warranty

