

Terrace at Chatham Lake – Standard Selections

Exterior Finishes

- ❖ Garage Door – Amarr® – Hillcrest 2000 w/ Hardware & Glass in Top Panel
- ❖ Foundation – Lot Specific
- ❖ Deck – Lot Specific. Raised Patio w/ Stamped Concrete on Slabs. Composite Deck Boards w/ Aluminum Railing on Crawl Spaces/Basements. Basements to Have Brick Columns.
- ❖ Roofing – GAF Timberline® – 30 Year – Architectural
- ❖ Windows – Pella 250 – Double Hung Vinyl – White, Fossil or Almond
- ❖ Stone Veneer – Natural Stone – Choice of Style/Color (Per Plan)
- ❖ Board & Batten – Fiber Cement
- ❖ Shakes – Fiber Cement
- ❖ Shutters – Cedar Board and Batten
- ❖ Porch Ceilings – Stained Tongue & Groove Pine
- ❖ Soffits – Vinyl
- ❖ Garage Door Trim & Front Porch Beam - Composite Wrap
- ❖ Front Door – Southwood - Mahogany - 4 or 6 LT – Andalusia
- ❖ Front & Covered Porches – Stamped Concrete per Arden Approved Pattern & Color

Plumbing

- ❖ Lavatory Fixtures – Moen® – 8” Spread – Weymouth – Brushed Nickel
- ❖ Kitchen Sink Fixture – Moen® – Weymouth Two-Handle Bridge – Brushed Nickel
- ❖ Laundry Sink Fixture - Moen® – Weymouth S53004 – Brushed Nickel (if applicable)
- ❖ Tub/Shower Fixture – Moen® – Weymouth – Brushed Nickel
- ❖ Freestanding Tub Fixture - Moen® – Weymouth – Brushed Nickel
- ❖ Water Heater – Tankless (Size per Plan)
- ❖ Recirculating Lines Throughout House
- ❖ Water Closets – Toto – Elongated – ADA Height – White
- ❖ Water Lines – Pex Water Lines
- ❖ Kitchen Sink – Composite Granite Undermount – Full Bowl or 50/50 Split
- ❖ Master Bathroom Shower – Tiled Floors w/ LVL 3 Ceramic Tile Walls w/Niche. Tile Walls to Ceiling.
- ❖ Master Bathroom – Freestanding – Size Per Plan
- ❖ Guest Bath Tub/Shower(s) – Americast Tub Base w/ LVL 1 Ceramic Tile Walls to Ceiling.

Heating & Air Conditioning

- ❖ Gas Furnace - Trane® 80% Gas
- ❖ Air Conditioning Unit - Trane® XR16
- ❖ Thermostat – Honeywell® Digital
- ❖ Ductwork – Sealed & Tested for Leaks

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Electrical/Lighting

- ❖ Light Fixtures – Allowance of \$7,500
- ❖ Kitchen Island Pendants – (2) Per Allowance
- ❖ Switch & Outlet Covers – Standard – White
- ❖ Cable Outlets – (6) Total Per Buyer Selects
- ❖ Ceiling Fans – Great Room, Master Bedroom, Loft/Bonus, Secondary Bedrooms & Covered/Screen Porch (if applicable).
- ❖ Flood Lights – (4) Total
- ❖ Can Lights – Kitchen Ceiling, Over Tubs/showers as Necessary
- ❖ Wall Conduit – Installed over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ Interior Door Hardware – Better Home Products® – Buena Vista Levers – Brushed Nickel
- ❖ Front Door Handle Set – Better Home Products® – Union Square – Brushed Nickel
- ❖ Cabinets (Kitchen, Baths, & Laundry) – Allowance Per Custom Design/Product
- ❖ Cabinet Hardware – Richelieu Board – Any Selection
- ❖ Kitchen Countertops – Quartz LVL 1 - 50/50 or 60/40 Undermount Stainless Steel Sink
- ❖ Vanity Bathroom Tops – Quartz LVL 1 - Undermount White Porcelain Sink Bowls
- ❖ Shower Doors (Master Bath Only) – Heavy Glass - Full Frameless – Brushed Nickel or Chrome – Clear Glass
- ❖ Bath Accessories – Better Home Products® – Miraloma Park – Brushed Nickel
- ❖ Bath Mirrors - \$2,500 Allowance
- ❖ Fireplace Mantle: \$1,500 Allowance
- ❖ Fireplace Surround: \$2,500 Allowance for 1 Story Great Rooms, \$4,500 Allowance for 2 Story Great Rooms
- ❖ Gas Log Set: \$4,500 Allowance
- ❖ Ceiling Paint – Sherwin Williams® – Bright Ceiling White Flat
- ❖ Wall Paint – Sherwin Williams® – ProMar 400 – Eggshell w/ Choice of (2) Arden Approved Colors
- ❖ Trim Paint – Sherwin Williams® – White – Oil Based – Gloss
- ❖ Closet Shelving – White Laminate

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Interior Trim

- ❖ Interior Doors – MDF Doors w/ choice of Style: Raised 2 Panel Straight, Raised 2 Panel Arch, Raised 4 Panel, Raised 5 Panel, Raised 6 Panel or Bead Board – Solid Core
- ❖ Baseboard – 7 1/4” Speed Base w/ 10’ Ceilings, 5 1/4” Speed Base w/ 9’ Ceilings
- ❖ Door Casing – 3 1/2” RB3
- ❖ Window Trim – Stool on Bottom, Jamb Extensions on Windows w/Casing
- ❖ Crown Molding – 2 Piece – 5 1/4” w/ Base Cap – Downstairs and in Master Bedroom
- ❖ Dining Room Trim - Chair Rail & Backer
- ❖ Decorative Trim Accent Walls - \$5,000 Allowance
- ❖ Stairs - Open Stained Red Oak Trends w/ Painted Pine Risers
- ❖ Stairwell Pickets – Straight Iron Balusters w/ Shoe
- ❖ Newel Posts: 4091 at Bottom, 4076 Intermediary
- ❖ Handrail: 6210 Red Oak
- ❖ Drywall Corners - Bullnosed
- ❖ Kitchen Backsplash – Level 3

Floor Coverings

- ❖ Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder, Master Bedroom, Study, Upstairs Landing & Hallway (if applicable) – 3 1/4” Red Oak Sand & Finish
- ❖ Ceramic Tile (Baths, Laundry) – Daltile Level 3
- ❖ Carpet (Guest Bedrooms, Loft, Bonus) – Mohawk – Level 3
- ❖ Carpet Pad – 8 lb.

Appliances

- ❖ Dishwasher – Frigidaire Pro – FFPID2498SF
- ❖ 36” Gas Cooktop – Frigidaire Pro – FFPGC3677RS
- ❖ 36” Chimney-Style Range Hood – Frigidaire Pro – FFHWC3655LS
- ❖ 30” Wall Oven – Frigidaire Pro – FPCWS3080AF
- ❖ Built-In Microwave – Frigidaire Pro – FPMBS3080AF w/ FGMTK3068AF Trim Kit
- ❖ Disposal – Badger 1/2 HP

“Behind The Walls”

- ❖ Wall Framing – Primary 2x4 Walls – 2x6 Where Specified on Plans – *16” on Center
- ❖ Floor Joists – Engineered Wood I-Joists
- ❖ Insulation – *Batt Insulation in Walls, *Blown Fiber Glass in Ceilings, *Caulked Studs & Electrical Boxes
- ❖ Roof Trusses – Engineered Pre-Fabricated Wood Trusses
- ❖ Drywall – *1/2” on Walls and Ceilings, *5/8” Fire Rated on Garage Ceilings, *1/2” Mold Resistant Around Tubs in Bathrooms