

Our Foundational Features



Concrete

- 5" driveway concrete
- Concrete window wells
- Foundation under front porch or patios
- Waterproof foundation coating
- 2" foam insulation thermo-break between garage floor and exterior walls
- Dyed and stamped exterior patio per

Exterior Finishes

- 30 year architectural comp asphalt shingles
- Seamless steel horizontal / vertical siding
- LP smartside horizontal/vertical siding
- Cedar or Polymer cedar shakes
- Stone or brick
- Dryvit
- Seamless gutters with tip down downspouts
- Maintenance free deck

Windows & Exterior Doors

- Andersen 400 Series or Marvin Ultimate windows
- Wood or Fiberglass front door
- Fullview glass storm door
- Fiberglass service doors
- Aluminum cladding on all exterior door frames

Garage Finishes

- Sheetrock ceilings and walls - tape, textured, and painted
- 8' insulated overhead garage doors
- Wifi door opener - 2 remotes on double, 1 on single
- Exterior keypad opener
- Floor drain
- Hot and cold frost free water spigot
- TV outlet
- Boiler floor heat
- Carpeted steps into house
- Carpeted stairs to basement

Insulation

- Spray foam on all exterior concrete walls
- 3" spray foam on all rim joists
- R-21 fiberglass exterior wall insulation - house and garage
- R-50 Blown-in ceiling insulation - house and garage
- 2" foam insulation around garage foundation walls
- Sound insulation between bedrooms / bathrooms / laundrys

Mechanical

- High efficiency natural gas furnace
- Central air conditioner
- Gas boiler floor heat in lower level, garage, and tile areas
- Indirect boiler water heater
- Air exchanger
- Humidifier
- Smart thermostat
- Quiet bath fans
- Kitchen range hood vented outside

Electrical

Exterior & Mechanical:

- Recessed exterior lighting
- Weatherproof outlets
- Switched holiday soffit outlets

Interior:

- Electrical outlets placed closer than code requires
- CAT6 and outlets in great room, family room, each-bedroom, and garage for wall mounted TVs
- Decora style light switches and outlets
- LED step lights
- LED undercounter lights
- Air switch in kitchen
- Motion light in pantry per plan
- Audio & media systems
- Home automation systems

Plumbing

Exterior & Mechanical:

- Frost free exterior water spigots
- Passive radon system
- 2 Sump pumps and pits on separate circuits in recessed floor and sump by-pass

Interior:

- Bath faucet & sinks - style and finishes chosen by you
- Tile shower in master bath
- Tub/shower base with tile walls in secondary baths
- 1 or 2 piece toilets chosen by you
- Kitchen faucet & sink - style and finishes chosen by you
- Garbage disposal at kitchen and bar
- Ice maker water line
- Bar faucet & sink - style and finishes chosen by you
- Laundry faucet & sink - style and finishes chosen by you

Bath Hardware & Mirrors

- Matching towel rings, paper holder, towel bar/ hooks
- Framed mirrors

Interior Doors & Trim

- Choose solid core painted mdf or stained doors in your choice of wood species & designs
- Millwork size, style in your choice of wood species either stained or painted
- Wood or metal handrail systems
- Door hardware in your choice of styles and finishes
- Custom closet shelving systems with built-ins in melamine, wood material or wire

Window Covering

- Window treatments

Cabinets & Countertops

- Full custom locally built cabinets
- Choice of wood species in painted or stained
- Your choice of door styles and hardware
- Soft close doors and drawers with full extension slides
- Custom cabinet storage and accessories
- Crown mouldings and wood top on open upper cabinets
- Appliance panels
- Walk-in and/or butler's pantry
- Your choice of countertops - granite, quartz, marble, soapstone, or butcherblock

Appliances

- Professional series kitchen appliances
- Laundry appliances
- Bar appliances

Flooring

- Natural wood floor site finished or prefinished
- Porcelain, ceramic or stone
- Carpet
- Polished concrete
- Rubber
- Luxury vinyl tile/laminate

Fireplaces

- Gas, wood or electric fireplace in your choice of style

Landscaping

- Lawn sprinkler system
- Fully sodded yard
- Rock and plant beds with curbed edging
- Drip plant irrigation system
- Plants and trees
- Outdoor kitchens
- Firepit
- Swimming pool



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