

Inverness

Standard Features - Unit 6

Subdivision Amenities

- Master planned development
- All underground utilities
- Professionally landscaped front entrance
- Personal mailboxes at driveway
- Neighborhood swimming pool
- Neighborhood clubhouse

Exterior Features

- Brick and maintenance free vinyl siding
- Maintenance free, ventilated vinyl soffit
- Energy Star Low-E windows
- Fiberglass front entry door
- Pre-finished aluminum gutters and downspouts
- Professionally landscaped yards
- Sodded front lawns
- Irrigation system in both front and back yard
- Double floodlights provided at opposite corners of house
- Concrete driveways and sidewalks
- 30-year dimensional roof shingles
- Three car side entry garage

Design Features

- Family oriented floor plans
- Raised six panel interior doors
- Pre-finished hardwood floors in entrance foyer, dining room, powder room, kitchen, and breakfast area
- Mohawk carpet in great room, living room, bedrooms, and bonus room
- Ceramic tile flooring in master bath floor, master bath whirlpool surround, guest bath floors and laundry floor
- Cherry or Maple kitchen cabinets with crown mould on wall cabinets
- Kitchen cabinets include knobs and pulls
- Granite countertops in kitchen (Tier 1 only)

- Cherry or Maple bathroom cabinets with cultured marble countertops
- Mirrors in all bathrooms with decorative lighting
- Coated wire shelves in all closets
- Pre-fab glass enclosed gas fireplace with tile surround
- Crown mould on first floor, excluding vaulted ceilings and closets
- Chair railing in dining room with picture mould beneath, if applicable
- Ceilings on main level to be a minimum of nine feet in heights with textured finish

Appliances

- Energy Star Whirlpool appliances
- Free standing gas/oven range
- Wall mounted microwave over oven/range
- Quiet dishwasher with two level wash system and pot scrubbing cycle
- All appliances are stainless

Mechanical Systems

- HVAC system, 95% or greater efficiency, 14.5 SEER
- Each floor has its own HVAC unit
- Sealed duct work with R-8 insulation
- Tankless water heater

Plumbing Features

- Stainless steel double bowl under mount kitchen sink with stainless steel waterfall faucet
- Pedestal sink in powder room
- Double bowl sinks in master bath vanity
- Walk-in shower in master bath
- Whirlpool tub in master bath
- Combination tub/shower in other baths
- Elongated commodes
- Brushed nickel finish faucets in baths

- Fiberglass laundry tub if applicable
- Ice maker connection

Lighting and Electrical Fixtures

- Elegant brushed nickel packages
- Exterior lighting packages
- Recessed lighting in kitchen
- Ceiling fans in living room, master bedroom and bonus room
- Pre-wired for phone and cable TV
- GFI protective outlets in all baths, kitchen, garage, and exterior
- Front door bell
- Energy Star compact fluorescent light bulbs

Security Features

- Hard wired smoke detectors with battery back up
- Dead bolt security locks on all exterior doors
- Pre-wired for security system

Construction Features

- 1 year Builder's Warranty Program
- Termite protection 1 year guarantee
- Optimal value framing techniques
- Air infiltration sealing
- Thermal air barrier alignment
- Condition crawl space
- Radiant barrier roof sheathing
- Exterior walls and ceilings constructed with 5/8" drywall and interiors are 1/2"
- Insulation: Ceilings R-38, Walls R-21
- 2x6 Framed exterior walls

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