

Legacy Lakes— Base Design Features

Homes Built By:
Caviness & Cates Building and Development
Cates Building Inc.

EXTERIOR FEATURES:

- Fiber Cement Siding with a Limited Lifetime Warranty
- Spacious Garages
- Insulated Garage Doors with Garage Door Opener
- Dimensional Shingles
- Professional Landscaping Package Includes Sod in Front, Side Yard and Partial rear yard; Attractive Shrubbery Package on Exterior of Home.
- Lockset with Deadbolts on all Exterior Doors in Satin Nickel Finish
- Concrete Driveway and Front Walk
- Vinyl, Single Hung, Insulated Tilt Windows with Integrated Window Grills & Screens
- Electrical Receptacles at Front and Rear
- Gutters on Front and Back

INTERIOR FEATURES:

- 9' Ceilings on First Floor
- Smooth Finish Ceiling Throughout
- Satin Nickel Hardware and Fixtures Throughout
- Floor Coverings: *Plan Specific*—
Vinyl in Kitchen, Baths & Laundry Room
Carpet in the Dining Room, Great Room, Bedrooms & Bonus Room
Engineered Hardwood or LVP in the Foyer
- Carpet with 6lb pad - numerous color choices
- Interior Wall Paint in a Flat Finish - select paint colors available
- Interior Trim Paint in Semi-Gloss White
- Decorative Light Fixtures and Ceiling Fans
- Interior Trim:
2-1/4" Door and Window Casing
4-1/4" Baseboard
- 3/4" Moisture Resistant Subfloor Nailed and Glued to Floor System (2nd Floor)
- Ventilated Closet Shelving System
- Ceiling Fans in Great Room and Master Bedroom; Pre-wired in all Bedrooms and Bonus Room
- Security System with Touchscreen Smart Compatible Keypad, Doorbell Camera, One Interior Motion Detector and Wireless Sensors on all Exterior Doors
- 2-Panel Style Interior Doors with Satin Nickel Knobs and Hinges
- Carbon Monoxide / Smoke Detectors
- Smart TV Box with Conduit to Equipment Location in Great Room
- Cat6 Outlets in Select Locations
- WIFI Access Points prewired in 2 locations in every home to extend strong WIFI connections throughout
- Structured Wiring Panel Installed in Primary Bedroom Closet with Conduit to the Exterior of the home to support Fiber Optic Installation

DESIGNER KITCHEN FEATURES:

- Black Appliance Package Includes Smooth Top Electric Range, Over-The-Range Microwave and Dishwasher
- Plumbing Fixture in a Spot Resistant Stainless Finish
- Recessed Icemaker Water Line Connection
- 36" Flat Panel Kitchen Cabinets with Knobs & Handles
- Granite Countertops with Stainless Steel Undermount Sink
- Ventilated Utility Shelf in Laundry Room

BATHROOM FEATURES:

- Flat Panel Cabinets with Knobs & Pulls in full Baths
- Standard Height Cabinets in All Full Baths
- Quartz Countertops with Undermount Sink In All Full Baths
- Pedestal Sink in Half Bath with Oval Mirror
- Garden Tub and Separate Shower with Door in Primary Bath
- Ceramic Tile Bullnose around Tubs & Showers
- Full-View Plate Glass Mirrors over Vanities
- Oval Mirror in Half Bath
- Plumbing Fixtures and Accessories in Chrome Finish

ENERGY SAVING FEATURES:

- Energy Plus Tested and Certified Homes, Independently Tested
- HERS Rating
- Energy Efficient Heat Pump
- Efficient Professionally Engineered Insulation System Includes Composite R-Values of R-38 in Ceilings and R-15 in Walls;
- Energy Efficient 50 Gallon Electric Water Heater
- Programmable Digital Thermostats

CUSTOMER CARE:

- Pre-Construction and Pre-Drywall Conferences with Buyer
- New Home Closing Orientation
- Comprehensive Quality Assurance Program

WARRANTY:

- 1-2-10 Year Home Warranty - *See Warranty Manual for Details*
- Full Time Warranty Staff
- On-Line Warranty Claims Submission Available
- Calls Returned to Customers Within 24 Hours Monday-Friday
- Most Claims Completed Within 7 Days
- 24-Hour Emergency Call Center

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