

Included Features

AT GIVENS FARM



Architectural Features:

- Accented brick with remaining areas to be fiber cement prefinished siding with aluminum wrapped rake and fascia with full vented soffit at eaves. Shake siding to be fiber cement 7" random square staggered edge shake
- Trim to be white
- Masonry with brick veneer, per plan. Side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space

Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed, per plan. If rails are included, they will be white or black powder coated aluminum
- Front door to be 6'8" insulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included Deck constructed of pressure treated wood material, sized per plan (exclusion: Fulton model). Step location determined per site conditions

Streetscape Features:

- Unique exterior detailing
- Asphalt driveway and broom finished concrete walkway
- Sod installed in front, rear and side yards
- Professionally pre-selected exterior color palette

Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor
- Energy Efficient 50 gallon electric hot water heater

Energy Efficient Home Features:

- Vinyl single-hung tilt low E windows with grids between insulated glass. Screens are included on all operational windows
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sole plate sealed to subfloor
- Duct blaster test to be conducted on all duct work

Interior Features:

- 6'-8" Hollow Core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)

- Pre-Finished Hardwood in Foyer, Kitchen, Breakfast Nook, Butler's Pantry, Dining Room, Living Room and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Full Baths and Laundry Room
- Carpet in all remaining areas
- Pine, fully carpeted stairs with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board (per plan). Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan.
- 5-1/4" ogee base with 3-1/4" Colonial Casing on windows, doors and cased openings
- 1-piece 3-5/8" crown in Dining Room with two member chair rail and picture frame molding below
- Structured Wiring Package

Kitchen Features:

- GE Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" Cambridge flat panel maple cabinets by Marsh Cabinetry
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure. Double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan). Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink with double lever chrome faucet
- White cultured marble vanity tops
- Elongated commodes

The Eagle Difference - Performance is the Eagle Standard:

- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

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This information is deemed reliable but not guaranteed. All details, dimensions, square footage, illustrations and pricing are approximate and may vary from actual plans and specifications. Contact an Eagle Sales Consultant for details.

