

# Included Features

FOR KING'S POINTE

## Architectural Features:

- Concrete slab with vapor barrier
- CertainTeed 4" vinyl siding with prefinished aluminum wrapped rake and fascia with fully vented vinyl soffit at eaves
- Trim to be white

## Exterior Features:

- Limited Lifetime Dimensional shingles
- Front porch/stoop to be brushed concrete floor. Architectural columns installed, per plan. If rails and steps are required per site conditions, all rails to be white vinyl and steps to be pressure-treated wood
- Front door to be 3'-0" insulated fiberglass door, transom and/or sidelight per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts
- Patio to be broom finished concrete. Pressure treated wood stoop/steps per plan. If rails are required per site conditions, they will be white vinyl

## Streetscape Features:

- Broom finished concrete walkway, and asphalt driveway
- Sod installed in front yard. Other disturbed areas to be seeded and strawed
- Professionally pre-selected exterior color palette

## Mechanical Features:

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

## Energy Efficient Home Features:

- White vinyl single-hung tilt low E windows with grids between insulated glass (grid patterns specific per plan). Screens are included on all operational windows
- R-38 batt or blown or equivalent ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sill plate sealed to subfloor
- Duct blast test conducted on all duct work

## Interior Features:

- 6'8" tall hollow core, 2 panel, smooth square top doors with satin nickel knobs
- Vinyl in Foyer, Kitchen, Breakfast Nook, Powder Room, Primary Bath, Full Bath(s), Laundry Room, Mudroom
- Carpet in all remaining areas
- Fully carpeted pine box set. Oak handrail, newel post, rosette with tapered painted balusters and painted cap board. Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan

- 3-1/4" beaded base, picture frame 2-1/4" Colonial Casing on doors, cased openings. Windows to have steetrock returns
- Designer Ventilated closet shelving, per plan
- Structured Wiring Package
- Pre-selected interior lighting package

## Kitchen Features:

- GE black or white Appliance Package / freestanding electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 36" tall Aristokraft Sinclair flat panel birch cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet & vegetable sprayer
- 1/2 HP garbage disposal

## Bathroom Features:

- Primary Bath: shower including 1- piece fiberglass surround and pan with straight chrome shower curtain rod. Double or single vanity(s) with double lever centerset chrome faucets
- Full Baths: 5' 1-piece fiberglass tub/shower combo with straight chrome shower curtain rod. Double or single vanity(s) with double lever centerset chrome faucets
- Half Bath: Pedestal sink with double lever centerset chrome faucet
- Aristokraft Sinclair flat panel birch cabinets (34" high in primary bath, 31" high in all other full baths)
- White Vein cultured marble countertops
- Elongated commodes

## The Eagle Difference - Performance is the Eagle Standard:

- 10 Year Insured Builder's Limited Warranty administered by PWSC
- Pre-closing walk through
- 60 day and one year post-closing review