



S U N R I S E

Included

FEATURES



The Catalina - Optional Elevation B
**please note photo shows optional features*



Included FEATURES



S U N R I S E

The following pages will introduce you to the included features in your Schell Brothers Home. Be sure to visit our online design studio to learn about the numerous selections available in your home (www.style.schellbrothers.com).

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Scan the QR code to view
our Online Design Studio

Please note: On-screen and printed colors may vary from actual materials. Photos shown may include some optional features or upgrades. All products are subject to manufacturer availability. Some selections, products, materials, colors, and finishes may not be available for every community and floorplan. All specifications are subject to change without notice. Some restrictions may apply. Please refer to our online design studio (style.schellbrothers.com) for the most up to date selections available in your specific community. Please see your Community Sales Team or Design Consultant for details.

SCHELLTER™ ADVANCED BUILDING SCIENCE

SMART TECHNOLOGY DEVELOPED BY SCHELL BROTHERS TO PROVIDE YOU WITH THE ULTIMATE HIGH PERFORMANCE HOME.

Schellter™ Advanced Building Science was developed as part of our continual commitment to provide our homeowners with an exceptional home worthy of the Schell Brothers name and reputation. Schellter is comprised of three components: Enerwize™, SanctuAIR™, 4Tress™, and HomeIQ™. Our goal was to use a scientific process to create a new type of home – a home that is extremely energy efficient (Enerwize), eliminates the health risks associated with poor indoor air quality (SanctuAIR), provides unparalleled durability, longevity, strength, and quality (4Tress) and offer the ease Smart living with everything at your fingertips (HomeIQ™) .



BREATHE EASY WITH SANCTUAIR™.

Sleep better knowing that your home is protected by SanctuAIR™, the ultimate in healthy air quality. The high SanctuAIR™ standards exceed the requirements of the Environmental Protection Agency's Indoor AirPLUS® program, placing our homes in the top 10% in the nation for air quality. That's right, the air quality in your home will be better than 90% of the homes in the country! We use low VOC (Volatile Organic Compound) building products and MERV-13 air filters. A MERV-13 Filter will remove almost all of the harmful particles in the air.



RELAX IN A 4TRESS™ ENVIRONMENT THAT IS BUILT TO STAND THE TEST OF TIME.

A home built 4tress™ strong will last longer, require fewer repairs, and provide you with more time for the things you love. Advanced framing techniques that include 2 x 6 exterior walls*, engineered flooring systems, waterproofing techniques, and a five check leak prevention system place your home among the most durable in the nation. All 4tress™ homes meet stringent requirements for strength, durability, moisture resistance, and sound attenuation.

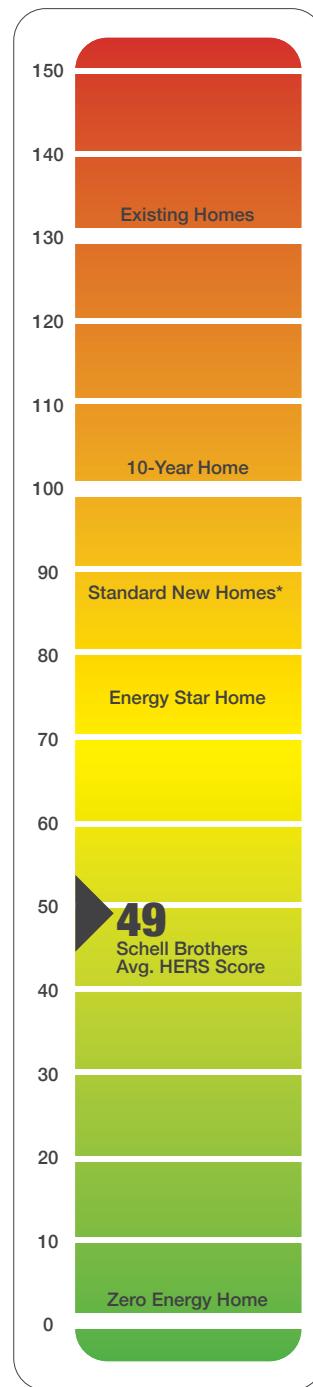
SAVE TIME, ENERGY AND MONEY WITH ENERWIZE™.

Enerwize™ sets a new standard for home energy efficiency by far surpassing the requirements and efficiency ratings of homes built to Energy Star specifications. While all Schell Brothers homes are also Energy Star certified, the addition of Enerwize™ features and technology yields homes that are approximately 50% more energy efficient than a typical Energy Star certified home. In addition, Enerwize™ homes are over 100% more energy efficient than the average existing home, which means an Enerwize™ home will have energy costs that are less than half those of an equivalently sized existing home. By buying an Enerwize™ home, you're not only saving money, you're helping our environment by reducing the carbon footprint of your home.

The EnerWize™ brand is synonymous with comfort, savings, and peace of mind. Features such as High Performance air conditioners, variable speed blowers, tankless water heaters, specially sealed ducts, and proprietary techniques combine to provide an average HERS (Home Energy Rating System) score of 49. That means you can expect a utility bill that will be about 51% less than a typical existing home.



HERS SCALE
The Home Energy Rating System (HERS) measures a home's energy efficiency.



Schell Brothers averages 49 on the HERS Scale, making our homes some of the most energy efficient in the country.

STRUCTURAL FRAMING

EXTERIOR WALLS

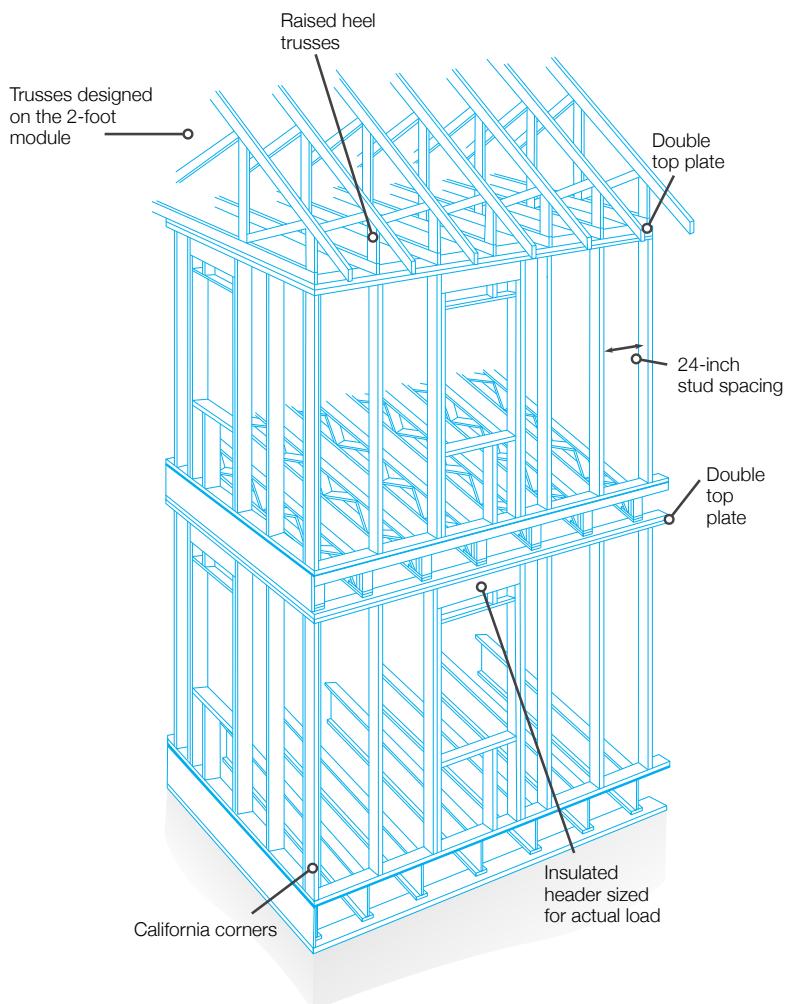
Exterior walls* are constructed utilizing Advanced Framing Techniques that include: 2" x 6" walls with studs spaced 24" on center, right sized insulated headers and wall corners/intersections that allow for full cavity insulation.

FLOOR SYSTEM

Constructed of engineered open-web floor trusses per plan. All sub-flooring has a 3/4" tongue and groove sub-floor.

ROOF SYSTEM

Engineered roof trusses with energy heels provide adequate space for extra insulation.



Included EXTERIOR FEATURES

SUNRISE



*The Anegada - Optional Elevation C
please note photo shows optional features

EXTERIOR FINISHES

SIDING

James Hardie™ Fiber Cement lap siding is included on the exterior of your home. Board and batten and cedar shake impression accents are available per plan

EXTERIOR TRIM

- 8" aluminum wrapped fascia with continuous vented vinyl soffit
- Composite corners, window trim, and accent trim included
- Vinyl shutters per floor plan
- Friezeboard per floor plan



GARAGE DOORS

ROOFING

Tamko laminated asphalt shingles have a legacy of beauty and protection. They will not only protect your most valuable asset—they'll beautify your home for years to come with time-honored colors that create a traditional look and complement your exterior selections. Made with Tamko's own fiberglass mat, these shingles are backed by a 30-year limited warranty



ROOFING

DRIVEWAY

Clamshell driveway

FRONT PORCH

Fiberon or equivalent synthetic decking and white vinyl railing

Garbage Enclosure

Garbage enclosure included

Sliding Doors & Patio Doors

Andersen

GARAGE DOORS

Garage door(s) manufactured by Overhead Door Company. Electric garage door opener with push button operation and remote control included



OPEN LOUVERED SHUTTER

FRONT DOOR

Masonite Full Lite 8' Exterior Front Door

WINDOWS

Your new home includes DP50 Andersen 400 Performance dual-pane-double-hung windows that feature dual low-E coating with argon gas. Screens are included with each operable window



MASONITE FULL LITE FRONT DOOR

MID AMERICA'S MASTER SHUTTER®

The color is molded through the shutter for years of durability and maintenance-free beauty. Colors available to match many exterior decor items. Available styles are raised panel shutter, open louver shutter, and board & batten shutter



The Anegada
**please note photo shows optional features*

INTERIOR FINISHES

INTERIOR DOOR

6-Panel Doors included. Main living areas include 8ft. doors



DOOR HARDWARE: INTERIOR DOORS

Kwikset Balboa Series lever in satin nickel finish

DOOR HARDWARE: FRONT DOOR

Kwikset Balboa Series lever and Bellevue Handleset in satin nickel finish. 3 points lock on 8' doors.

RUNNING TRIM

7-1/4" on main floor and 5-1/4" on secondary floors

3-1/4" WM445 casing on interior/exterior doors, windows and cased openings.

4-5/8" crown moulding in the foyer (plan specific) and primary suite

*Trim details are per floor plan. Contact your Community Sales Manager to confirm your trim specifications.



CLOSETS

White wire shelving in pantries and linen closets; full slide rods in coat closets and bedroom closets

PAINT

2 coats of Sherwin Williams Low VOC Painters Edge Flat Paint (SW8917 Shell White or SW7005 Pure White) on all walls and ceilings, and semi-gloss latex enamel on trim and doors

TRAY CEILING

Tray ceiling is included in primary suite and varies per floor plan

LIGHTING

KITCHEN, HALLWAYS, & GREAT ROOM

Recessed Lighting with LED bulbs



HOLMAN COLLECTION

POWDER ROOM

Sea Gull Holman in brushed nickel 2 light

PRIMARY BATH & SECONDARY BATHS

Sea Gull Holman in brushed nickel 2 light



CEILING FLUSH MOUNT
COLLECTION

OUTDOOR LIGHT

Per community standard

LIGHT BULBS

LED bulbs are included



HOLMAN COLLECTION 3-LIGHT

ELECTRICAL

GREAT ROOM

A ceiling fan and light rough-in with separate wall switches and one floor outlet

CEILING FANS

Rough-ins are included in great room, flex room, study, and all bedrooms

SMOKE & CARBON MONOXIDE

DETECTORS

Smoke detectors are included in all bedrooms and combination smoke/carbon monoxide detectors are located outside of sleeping areas

DOORBELL

A doorbell is installed in every home, because we know your friends and family will be stopping by :)

PRIMARY SUITE

Rough-in for ceiling fan and light with separate wall switches. (2) Switched wall outlets located on either side of bed (location is pre-determined based on room layout. See marketing plans for most common furniture configurations.) Top outlet of these two outlets will be switched

TELEPHONE & CABLE

Structured wiring package with 2 telephone and 2 cable outlets; quantities are exchangeable (ex: 3 phone & 1 cable); You will determine the location during your Pre-Drywall walk-through

OUTLETS FOR YOUR DEVICES

The search for your charger is over. Your home comes equipped with a USB-C and USB-A combination outlet installed in the kitchen at either end of the Command Center and in the rear kitchen wall

FLOORING

ENGINEERED HARDWOOD

Engineered hardwood included in kitchen, great room, foyer, dining area, laundry room, mudroom, and powder room

PLUSH CARPET

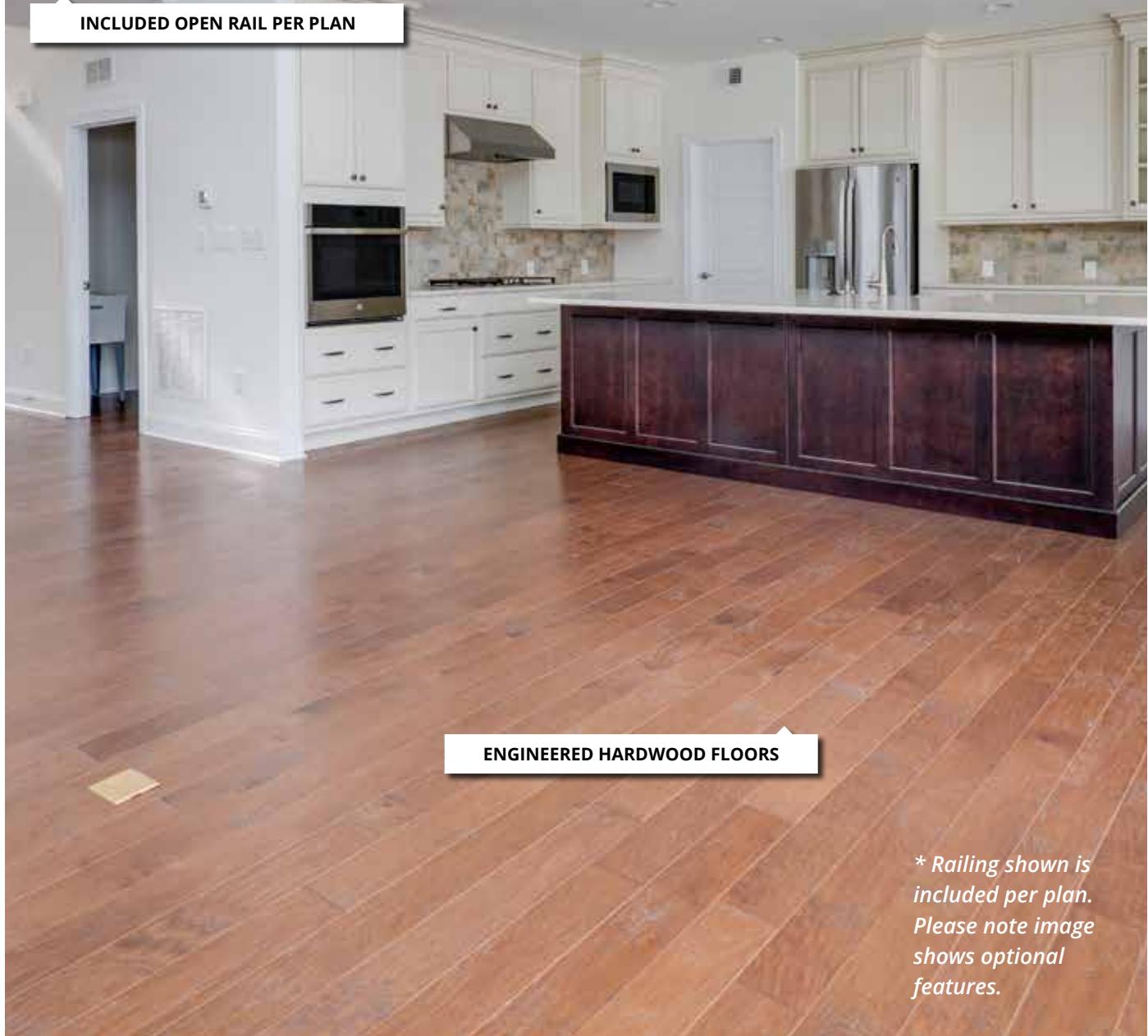
Shaw CRI Green Label Plus certified carpet in flex room and bedrooms (includes 6lb pad.)

CERAMIC TILE

Ceramic 12 x 12 Tile included in all full baths



INCLUDED OPEN RAIL PER PLAN



ENGINEERED HARDWOOD FLOORS

** Railing shown is included per plan. Please note image shows optional features.*

CABINETS

GOURMET KITCHEN INCLUDED

Wellborn's Premier Series, Essex Maple, 1/2 overlay cabinets included.

Premier line features include: cushion close drawers/cabinets/ fully extending drawers, dovetail construction on drawers, and you are able to select from our full range of finishes offered.

For over 45 years, Wellborn Cabinet Inc. has been manufacturing kitchen and bath cabinetry. Their goal is to provide products that are crafted with the utmost quality and care, products that they are proud to build, and products that you will be proud to own. Just think how great your kitchen will look! We offer a large variety of cabinet options including more than 40 cabinet styles and colors to make your kitchen truly one of a kind.

BATHROOM CABINETS

Wellborn's Select Series, Arlington Square Maple, 1/2 overlay cabinets included.

CABINET HARDWARE

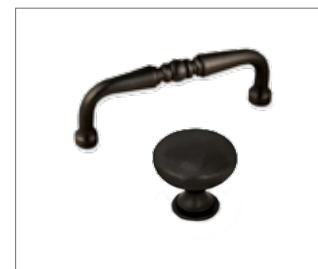
INCLUDED CABINET HARDWARE



POLISHED CHROME



SATIN NICKEL



MATTE BLACK

COUNTERTOPS

KITCHEN COUNTERTOPS

Granite (Tier 1). Quartz options available

BATHROOM VANITY TOPS

Primary bathroom: 3/4 Natural Stone with oval undermount sinks. Additional bathroom vanity tops include cultured marble with oval undermount sinks.

Optional materials are available

The Catalina Kitchen

**please note photo shows optional features*



PLUMBING FIXTURES

KITCHEN SINK

Single bowl undermount stainless steel sink with 3 horse power garbage disposal

KITCHEN FAUCET

Moen Renzo chrome lever-handle with side spray



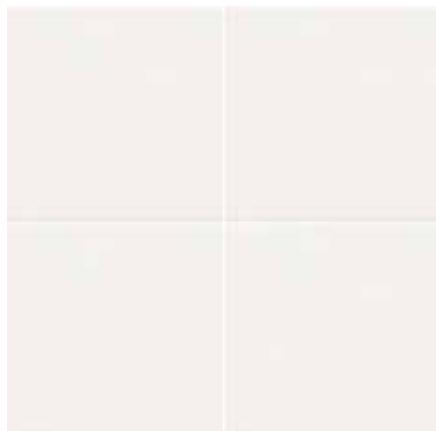
MOEN RENZO ONE-HANDLE LOW ARC PULLOUT FAUCET

PEDESTAL SINK

White porcelain pedestal sink in Powder rooms

MAIN BATH SHOWER

Tiled shower with 3/8" frameless glass door



6X6 TILE SURROUND

TOILETS

White porcelain comfort height toilet in primary bathroom. White porcelain elongated toilets in all other bathrooms and powder rooms.

WATER HEATER

With the Rinnai tankless hotwater heater, enjoy up to 40% energy savings while heating water only when you need it. In addition, tankless water heaters save space and can last up to twice as long as tank style units.



RINNAI TANKLESS HOT WATER HEATER

OUTSIDE HOSE BIBS

Two frost free hose bibs in opposite corners in pre-determined locations



WHITE PORCELAIN PEDESTAL SINK

BATHROOM PLUMBING FIXTURES

BATHROOM SINK FAUCET

Primary Bath

Moen Eva Collection or Brantford Collection widespread two- handle in polished chrome

SECONDARY BATHS AND POWDER ROOM FAUCET

Moen Eva Collection or Brantford

Collection center set lever handle in polished chrome

PRIMARY BATH SHOWER HEAD

Moen Eva Collection or Brantford

Collection shower head and valve in polished chrome

SECONDARY BATHS SHOWER HEAD

Moen Eva Collection or Brantford

Collection lever handle with shower head and diverter spout trim and valve in polished chrome



MOEN EVA COLLECTION



MOEN EVA COLLECTION



MOEN EVA COLLECTION

APPLIANCES

Included appliances are GE Stainless Steel and come with a 1-Year GE manufacture warranty and a 4-year Assurant warranty



GE® SIDE-BY-SIDE
REFRIGERATOR

REFRIGERATOR

GE 25.3 Cu. Ft. Side-by-Side Refrigerator adjustable spill-resistant glass shelves, adjustable door bins, ice maker, and LED lighting



GE® ELECTRIC COOKTOP

COOKTOP

GE 30" Built-In Knob Control Electric Cooktop, ceramic glass cooktop, two 9"/6" power boil elements, keep warm setting, and melting setting



GE® OVEN

OVEN

GE 30" Smart Built-In Self-Clean Single Wall Oven, easy clean controles, self-clean with optional steam clean, 10-pass hidden bake element, 8-pass broil element, control anywhere using the SmartHQ app



GE® MICROWAVE

MICROWAVE

GE 1.6 Cu. Ft. Over-the-Range Microwave Oven, two-speed venting system (vented to the outside), auto and time defrost, turntable on/off



GE® DISHWASHER

DISHWASHER

GE Dishwasher with front controls. Reliable performance that will give you totally clean and dry dishes with a variety of powerful clean wash cycles and Dry Boost

WASHER & DRYER

Rough-in for washer/dryer hookup with water, exhaust and electrical outlet. Washer and dryer not included

*GE Profile, GE Cafe, Monogram appliances are available options

HEATING, VENTILATION, & AIR CONDITIONING (HVAC)

All homes are built to exceed Energy Star Standards.

A/C UNIT

High Performance A/C unit

FURNACE

95+ Efficiency two-stage gas furnace in primary zone with a mini split ductless system in optional finished bonus rooms

THERMOSTATS

Programmable digital thermostats that has remote access controlled with any smartphone, tablet or computer

AIR FILTERS

Included ultra efficient Merv 13 air filters will offer superior indoor air quality

FRESH AIR VENTILATION SYSTEM

Aprilaire with powered damper and filter. This contributes to SANCTUAIR and why we are among the top 8 builders in the nation to be recognized for indoor air quality

WHOLE HOUSE DEHUMIDIFIER*

This dehumidifier monitors and maintains proper humidity levels in the home independent of temperature or HVAC thermostat settings. This is on a controlled digital thermostat



TWO-STAGE FURNACE



MERV 13 AIR FILTER



TRANE THERMOSTAT

INSULATION

EXTERIOR WALLS

R-23 dense pack blown-in premium, fiber-glass insulation offering superior performance, stability, and sound control

SOUND INSULATION

Sound insulation is placed in the walls of the laundry room, owner's suite, and all bathrooms for added sound control



R-23 BLOWN-IN INSULATION



ENERGY STAR DRAFT STOPPING



Scan the QR
code to get
started

DECOR DIRECT

Make your house feel like a home and with the help of Decor Direct - our full service interior design studio, providing the best in home furnishings and interior design services throughout coastal Delaware. Go to decordirectinteriors.com for more information.



GREEN OPTIONS

SOLAR POWER PANELS

Solar power panels may only be installed on homes that meet the proper specifications of building location and direction. If you are interested in the installation of solar panels on your home please contact our Sales Team for more details.



*Scan the QR
code to get
started*

CLEAN ENERGY USA

Clean Energy USA has installed over 1,700 solar panel systems since 2007, making it Delaware's premier provider. Solar energy's benefits include reducing or even eliminating your electric bill, protecting you from power companies' rising rates, and solar tax incentives to help you recoup much of your upfront investment quickly and reduce your tax bill (or increase your refund) at the end of the year. Visit **ceusa.com** for more information.







ONLINE DESIGN STUDIO

Making all of the choices for your new home is exciting, but can also be a daunting task. To help you prepare for your Design Selections Appointment, scan the QR Code to browse inspirational photos in our Idea Gallery, choose your preferred options in our Selections Library, and collect your favorite combination of products in a Style Collage.



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