



**SF COMMUNITIES**  
*Welcome Home*

# Diamond Included Features

## Community Highlights

- All The Same Features as Platinum Level 4

**Plus:**

- Custom Exteriors with Brick/Stone Elevations  
(see Design Center for Details)

## Superior Construction

- All The Same Features as Platinum Level 4

**Plus:**

- Elliptical Foyer Window (per plan)
- Leaded Glass Front Door
- Extra 100 Sq. Ft of Patio Flatwork
- Enhanced Landscaping Package

## Garages

- All The Same Features as Platinum Level 4

**Plus:**

- Faux Wood Garage Door

## Elegant Interior Features

- All The Same Features as Platinum Level 4

**Plus:**

- Upgrade Lighting Package
- Melamine Shelving in Master Closet
- 8" Ceiling Tray in the Master
- Crown Molding in the Tray
- Tile Fireplace Surround w/Mirror in Top Box
- 1-Eyeball Light for Fireplace

## Flooring

- All The Same Features as Platinum Level 4

**Plus:**

- Level 2 Carpet Upgrade (see Designer for details)
- 5" Hardwood Flooring in the Kitchen / Breakfast / Pantry Dining Room, Foyer & Ext Foyer (Level-3)
- Hardwood Step Treads & Painted Risers

## Kitchens

- All The Same Features as Platinum Level 4

**Plus:**

- Vented Wood Hood w/Decorative Tile Backsplash Insert
- Built in Cabinetry for Single 30" Self Cleaning Oven with Separate Microwave w/Trim Kit
- Electric 36" Smooth Top, 5 Burner Cooktop
- 3 Pendant Lights (per plan)
- Upgraded Color Selections for Granite Countertops

## Bathrooms

- All The Same Features as Platinum Level 4

**Plus:**

- Granite Countertops in the Master Bath
- Tile Master Shower w/Pattern with Heavy Glass Door and 2 Can Lights
- Tile Step up at Master Bath Tub
- Rain Head in Master Shower
- Beveled Mirrors in Master Bath
- Powder Room Cabinet

## Energy Saving Features

- Energy Efficient 13 SEER Heating and Air Conditioning System
- Insulated "Low-E" Dual Pane Windows w/Easy Clean Tilt System and Screens
- Roof and Soffit Ventilation System
- 50 - 80 Gallon Electric Hot Water Heater (per plan)
- Fully Insulated Exterior Walls of Heated/Cooled Spaces
- ZIP Exterior Sheathing System for Maximum Energy Efficiency
- NORBOARD "Solar Board" Radiant Barrier Roof Decking

## About Your Builder

- 1-Year Limited Builder Warranty w/Full Time Customer Care Team
- Over 50 Years Combined Building Experience
- Homeowner Orientation Prior to Closing
- Homeowner Warranty Website at: [www.sfcommunities.net](http://www.sfcommunities.net)

SF Communities Reserves the Right to Change Plans, Pricing, and Specifications, Selection and Availability Without Notice.

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*Jm*