



# Platinum Included Features

## Community Highlights

- Architecturally Controlled Exteriors
- Sidewalks Throughout Community Where Platted
- Standard House Setback is 38' from Back of Curb
- "D" Elevations; Brick Fronts w/2' Returns combined w/Low Maintenance Vinyl Siding with a Limited Warranty, Brick Pedestals and Tapered Columns (per community)
- 1-Rear Flood Light

## Superior Construction

- Steel Reinforced Poured Concrete Foundations
- Engineered Floor System and Roof Trusses
- Architectural 3 Tab Composition Roof Shingles/ 30 Yr. Warranty
- Designer Selected Brick Elevation (per plan)
- Low Maintenance Vinyl Siding w/ Limited Lifetime Warranty
- Seamless Aluminum Pre-Finished Gutters w/Side Downspouts
- Approximately 120 Sq. Ft. of Concrete Back Patio
- 2 Exterior Hose Spigots w/Shut Off Valves
- 10 Pallets of Sod with Irrigation
- GFI Outlets in Kitchen, Bathrooms, and Garage
- Weather Proof Electrical Outlets on Front, Side and Rear Patio
- Smoke Detectors in all Bedrooms and Hallways
- Carbon Monoxide Detectors (per code)
- Washer/Electric Dryer Hookups w/Dryer Vent to Exterior
- Full Security System w/Keypad and Motion Detectors
- Advantech Floor Decking (#1 in the Industry)
- 2 A/C Units (per plan)
- 10' x 12' Covered Rear Patio

## Elegant Interior Features

- 9' 1st Floor Ceilings & 9' 2nd Floor Ceilings (per plan)
- Textured Finish Walls & Ceilings
- Oil Rubbed Bronze Lighting, Hardware and Plumbing Fixtures
- Ceiling Fan and Light Kit in the Master Bedroom & Family Room
- Upgraded Light Fixtures Foyer/Dining/Breakfast w/Scavo Glass
- Santé Fe Interior Doors w/Lever Door Knobs, RB-3 Window & Door Casings (in Public Areas) and in the Master Bedroom & Bath
- Ventilated Wire Shelving in Pantry and Closets
- Prewired for Telephone in the Kitchen, Family and All Bedrooms
- Prewired for Cable in the Family Room and All Bedrooms
- Prewired and Blocked for Ceiling Fans in Secondary Bedrooms
- 2" Designer Faux Wood Blinds Throughout the Home (per plan)
- Vaulted Ceilings in Master Bedroom (per plan)
- Fireplace w/Remote Control Start and Glass Doors in Family Room Comes w/Wooden Trimmed F/P w/Mantle and Fluted Legs, and Upper Flutes, and Tile Hearth on the Floor Level
- Decorative Arches, Including over Master Bath Tub (per plan)
- 2 Exterior Carriage Lights Outside Garage

## 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)

## Level 4 Trim Package to include:

- Coffered Ceiling in Dining Room w/1-Piece Crown Molding inside the Coffers & 2-Piece Crown on the Walls.
- Wrought Iron Rails 1st & 2nd Floor Stairs (per plan).
- 5 1/4" Speed Base Throughout, Wooden Window Casing w/356 Trim.
- 2-Piece Crown Throughout Public Areas
- Chair Rail & Judges Paneling in the Entry & Breakfast Room and Both Formals (per plan)
- Select Decorative Top of Window Casings (pediments) in public areas and in the Master Bedroom
- 6' Windows on Selected Front Elevations 1st Level
- 1-Piece Crown Molding in the Master Bedroom Sitting Room (per plan, may not work with vaulted ceilings)

## Kitchens

- 36/42" Staggered Legacy-Maple Raised Panel Cabinets w/Fridge Side Panel, Customized Bump Outs w/Crown Molding and Knobs
- 6 Recessed Can Lights in the Kitchen
- Double Bowl Stainless Steel Sink
- Garbage Disposal (per community)
- Granite Countertops w/Undermount Sink & Upgraded Faucet
- Tile Backsplash on Diagonal Pattern
- Delta Faucets, Water Line for Ice Maker

## Appliances

- Stainless Steel - Free Standing, Self Cleaning, Smooth Top, 5-Burner Electric Range, Standard Dishwasher, Microwave

## Bathrooms

- Cultured Marble Vanity Tops in All Bath
- 5' Jetted Tub in the Master Bath w/Tile Surround (Level-1)
- Tile Master Shower (Level-1) w/Standard Shower Enclosure
- Mirrors Above All Vanity Tops
- Exhaust Fans

## Flooring

- Brand Name Carpet w/Stain Guard and 6lb Pad
- Engineered Hardwood Flooring in the Foyer
- Tile Flooring in the Kitchen and Breakfast
- Tile Flooring in All Bathrooms & All Wet Areas

## Garages

- Installed Garage Door Opener w/ 2 Remotes
- Upgraded Carriage Door

## 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