



SF COMMUNITIES  
*Welcome Home*

# Silver Included Features

## Community Highlights

- Architecturally Controlled Exteriors
- Sidewalks Throughout Community Where Platted
- Standard House Setback is 38' from Back of Curb
- 1-Rear Flood Light
- **"B" Elevations; Partial Brick Fronts or Craftsman Style**

## Superior Construction

- Steel Reinforced Poured Concrete Foundations
- Engineered Floor System and Roof Trusses
- 3 Tab Composition Roof Shingles w/20 Year Warranty
- 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)

## Elegant Interior Features

- **9' 1st Floor Ceilings & 8' 2nd Floor Ceilings (per plan)**
- Textured Finish Walls & Ceilings
- Complete Designer Brushed Nickel Lighting Package
- Ceiling Fan and Light Kit in the Master Bedroom & Family Room
- Santé Fe Interior Doors w/Satin Nickel Hardware
- Ventilated Wire Shelving in Pantry and Closets
- Pull Down Stairs for Easy Access to Attic
- Prewired for Telephone in the Kitchen and Master Bedroom and **Pre-Wire for Telephone in Family Room and All Bedrooms**
- Prewired for Cable in the Family Room and Master Bedroom **Pre-Wire for Cable in All Bedrooms**
- Prewired and Blocked for Ceiling Fans in Secondary Bedrooms
- 2" Designer Faux Wood Blinds on the Front of the Home (per plan)
- Fireplace w/Remote Control Start and Glass Doors in Family Room **Comes w/Wooden Trimmed F/P w/Mantle and Fluted Legs**
- **Decorative Arches, Including over Master Bath Tub (per plan)**
- **Vaulted Ceilings in Master Bedroom (per plan)**
- Sheetrock Return Window with Picture Frame
- **1-Piece Crown Molding in the Dining Room (per plan) and Judges Paneling & Chair Rail**
- **1-Piece Crown Molding in the Formal Living Room (per plan)**

## Kitchens

- **36" Plymouth-Maple**, Flat Panel Exquisitely Crafted Cabinetry, with Bump up on Microhood with **Crown Molding & Knobs**
- Double Bowl Stainless Steel Sink
- Garbage Disposal (per community)
- Delta Faucets, Water Line for Ice Maker
- Laminate Countertops with **Tile Backsplash on Standard Pattern**

## Appliances

- Black Free Standing, **Smooth Top**, Manual-Cleaning Electric Range, Standard Dishwasher, and **Microwave Hood Combination**

## Bathrooms

- Laminate Countertops
- Garden Tub in the Master Bath, with Separate Shower (per plan)
- Mirrors Above All Vanity Tops
- Exhaust Fans
- Chrome Light Fixtures
- **Master Bath Tub Tile Surround, Level-1 Tile**

## Flooring

- Brand Name Carpet w/Stain Guard and 6lb Pad
- Brand Name No Wax Easy Clean Vinyl Flooring in All Wet Areas
- **Engineered Hardwood Floors in the Foyer & Dining (Level-1)**

## Garages

- Pre-Wired for Garage Door Openers
- Steel Reinforced Concrete Floor

## 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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