

INTERIOR *Features*

- 3 bedroom, 2 bathrooms
- Min. 9' ceiling on main floor (per plan)
- Extra wide staircases & hallways (per plan)
- Oversized walk-in closets (per plan)
- Raised 10' ceiling in living room & entry (per plan)
- Ceramic tile on kitchen backsplash and fireplace surround
- Vinyl flooring in laundry room
- Stain resistant carpeting in bedrooms, closets, great room, hallways, stairs (per plan)
- Hardwood floors in entry, kitchen, dining room & pantry (per plan)
- Custom wood closet shelving
- Energy efficient 36" gas fireplace with log set and glass front
- Custom oversized wood mantel
- Individual water shut-off valves at kitchen sink, bath vanities & toilets
- Tilt-in windows for easy cleaning (per plan)
- Washing machine & electric dryer connections
- Privacy locks on bedroom and bathroom doors
- Decorative 3" tall baseboards
- Hollow core doors with 2.25" casing, multiple styles to choose from
- Smooth drywall on walls with textured ceilings and square corners
- Traditional wood staircase spindles with stained handrail (per plan)
- Custom oversized decorative newel posts
- 2.25" trim wrapped on all 4 sides of windows
- Custom stained cabinets throughout (per plan)
- Space saving pocket doors (per plan)
- Main floor master suite
- Laundry connects to master suite

LOWER LEVEL

- 8' foundation walls (per plan)
- ¾ bathroom stubbed in lower level
- **Sump pump**
- Floor drain next to furnace & 50-gal water heater
- Damp proofing with perimeter drain tile
- 1 concrete window well with egress window & steel ladder (per plan)
- Multiple options to finish lower level (per plan)

ELECTRICAL

- **2 Cat5 / TV cable outlets**
- **Prewire for ceiling fans in great room & master bedroom**
- White toggle switches throughout home
- 200-amp electrical panel
- Exterior flood light
- 2 exterior weatherproof outlets
- G.F.C.I outlets in all wet areas
- Smoke detectors interconnected
- Carbon monoxide detectors
- Can lights throughout the home (per plan)
- Light fixtures in bedrooms, closets and over bathroom vanities (per plan)
- Keyless lights in basements (per plan)
- Abundance of outlets throughout the home (per code)

Inspiring KITCHEN

- Laminate tops in kitchen
- Water line for ice maker
- Oversized walk in pantry with motion light switch (per plan)
- Large island with room for seating
- 1/3 hp garbage disposal
- Over mount double bowl stainless steel sink
- Chrome single lever faucet with pull out vegetable sprayer
- Custom built stain grade cabinets with multiple options (per plan)
- Hidden hinges & adjustable cabinet shelving
- GE® appliance package (dishwasher, microwave over slide in oven/ range, Black)
- Pendant lights over island (per plan)
- Built in flip down soap tray under sink
- Large selection of 3" pulls on drawers and knobs on doors

GARAGE

- 2 car garage
- 8' tall metal insulated garage doors
- Spacious "deep & wide" garage stalls (per plan)
- Tall ceilings with room for future storage (per plan)
- Pre-wire for garage door openers
- Outlet for future sprinkler system
- Keyless lights
- Oversized Steel beam eliminating support posts

Luxurious BATHROOMS

- Level 1 vinyl flooring in all bathrooms
- 1 Piece shower unit master shower
- 1 Piece tub / shower unit guest bath
- Engineered marble counter tops with round bowls and backsplash (per plan)
- Custom stain grade cabinets
- Temperature controlled high performance shower valves
- Chrome single lever plumbing fixtures
- Vented exhaust fans to exterior

EXTERIOR *with Curb Appeal*

- LP® smart siding & trim on front, rear and back (per plan)
- Rear patio (per plan)
- Bluegrass sod, full yard
- Concrete private sidewalks (per plan)
- Decorative front door system (per plan)
- 30-year composite shingles with metal valleys
- Large gutters & downspouts with concrete splash blocks
- High performance-reflective, Low-E vinyl windows with a tilt-in feature for easy cleaning
- Divided light front windows (per plan)
- Removable screens on all operable windows
- 2 exterior frost proof hose bibs
- Large covered front porch (per plan)
- Choice of body, trim and accent color
- Professionally designed landscape package

Quality CONSTRUCTION

- Engineered hurricane strapping
- Engineered designed wind shear and braced construction
- Tongue & groove ¾ OSB subfloor system glued & screwed
- Vapor barrier under garage and basement slab
- Engineered foundation walls

HEALTHY - ENERGY SAVING

Features

- Whole house humidifier
- Passive radon system
- Typar® brand house wrap moisture barrier
- 80% efficient gas furnace
- 13 SEER – 3 ton central A/C
- 4" thick MERV 10 furnace air filter
- Abundant air returns throughout the home
- All ventilation system run to exterior of home
- Digital programmable thermostat
- Sealed and taped duct work preventing heat / cooling loss
- Continuous ventilated soffit and roof venting
- High performance-reflective Low-E vinyl windows
- Pex® plumbing system
- Sill seal system caulking & foam application
- Advanced framing techniques improve air tightness & reduces "cold spots"
- R-50 insulation in attics
- R-30 insulation in vaults
- R-13 insulation (2x4 walls)

The BUYER'S Experience

- 1-year builder warranty with 90-day and 11-month reviews
- 4 walk-throughs / home orientation visits with builder team during construction
- 6 hours with our interior design consultant (custom builds only)
- State of the art design center for buyer selections
- Comprehensive owners-manual presented at closing
- Online portal access for buyer to see schedule and progress of home from any web browser

INCLUDED FEATURES

AVAILABLE *Options*

- 3rd car garage
 - Extended great room
 - Master suite bathtub
 - 9' foundation walls
 - Lower level finish
 - 13.5' x 13' Covered rear porch roof
 - 13.5' x 13' Deck with stairs to grade
 - Stone on front
 - Stucco on front
 - Multiple cabinet options
 - Walkout or daylight foundation options (per plan & homesite grade)
 - Abundant flooring, cabinet & countertop options
 - Garage door openers with keypad
 - Multiple lighting & plumbing options
 - Multiple appliance package options
- We can upgrade just about anything, if you don't see an option, ask if we can do it!**

OVER THE TOP COMERIO HOMES *Best Practices*

- Floor drains professionally inspected / cleared prior closing **(\$200 Value)**
- 3rd party engineer subgrade inspection performed **(\$500 Value)**
- All HVAC duct work is cleaned by a 3rd party prior to closing **(\$500 Value)**
- Ice & water protection on roof eaves and valleys **(\$600 Value)**

ALLOWANCES

Light Fixtures:	\$900.00
Appliances:	\$1,240.00
Landscaping:	\$1,250.00
Sod:	\$3,000.00
Site Work Protection Allowance	\$7,500.00
Tile:	Level 1 - Level 3
Carpet:	Level 1
Hardwood Floors:	Level 1
Vinyl:	Level 1

*All allowances are to include sales tax and delivery if applicable

*Allowance subject to change without notice

*Base Price includes commission on homesites up to \$75,000

Prices, included features, floor plans, specifications, promotions/incentives and available locations are subject to change without notice. Stated dimensions, Qty, square footage and homesite size are approximate and should not be used as a representation of any home or homesite's precise or actual size, location or orientation. Comerio Homes reserves the right to modify, relocate or eliminate any or all of the features, specifications, design or shape thereof, all without notice or obligations to any purchaser. Included features vary by plan and community. If not noted above, then standard basic features shall apply/ builder to select.