

INTERIOR *Features*

- 3 bedroom, 2 bathrooms
- Min. 9' ceiling on main floor (per plan)
- Raised 13' ceiling in great 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, hall ways, stairs (per plan)
- Hardwood floors in 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)
- Walk-in closet in master suite
- Linen closet
- Laundry next to master suite

LOWER LEVEL

- 9' 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
- Multiple options to finish lower level (per plan)

Inspiring KITCHEN

- Laminate tops in kitchen
- Water line for ice maker
- Walk in pantry with motion light switch (per plan)
- 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

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)

GARAGE

- 3 car garage
- 8' tall metal insulated garage doors (SUV & large truck friendly)
- 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

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

EXTERIOR *with Curb Appeal*

- LP® smart siding & trim on front, rear and back (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
- Covered front porch (per plan)
- Choice of body, trim and accent color
- Professionally designed landscape package
- 12' x 10' deck with black aluminum spindles

Luxurious **BATHROOMS**

- Level 1 vinyl flooring in all bathrooms
- Ceramic tile on master shower pan & walls
- 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

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)

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

AVAILABLE *Options*

- Lower level finish
- 12' x 10' Covered rear porch roof
- Stairs of deck to grade
- Stone on front
- Stucco on front
- Multiple cabinet options
- 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 professional 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:	\$1,000.00
Appliances:	\$1,240.00
Landscaping:	\$1,250.00
Sod:	\$3,000.00
Site Work Protection Allowance	\$7,500.00
Tile:	Level 1 - Level 5
Carpet:	Level 1
Hardwood Floors:	Level 1
Stone:	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.