

KANSAS CITY

DESIGN GUIDE



COMERIO

ESTD *Homes* 2005

office copy
2026

HOW TO USE THIS DESIGN GUIDE:

This **DESIGN GUIDE** is a representation of design option selections that are available, included or upgrades for your new home. Actual design selections will be made at Comerio Homes **DESIGN CENTER** over a series of scheduled meetings with our interior designer.

LIGHT FIXTURE SELECTIONS:

A vast array of lighting options are available to view at the Wilson Lighting Showroom and are not represented in this **DESIGN GUIDE**. An appointment will be set with our Interior designer to visit Wilson's showroom to make your lighting selections.

INCLUDED FEATURES:

Please refer to your contract documents and **INCLUDED FEATURES SHEET & STANDARD CONSTRUCTION SPECIFICATION SHEET** as reference to what is included in your home.

STRUCTURAL OPTIONS:

All structural changes, foundation changes, basement finishes, and covered decks will be selected at contract or prior to permit. To avoid additional fees, delays, appraisal issues or mortgage issues, we ask that no changes be made 60 days prior to closing.

GENERAL DISCLAIMER:

Product colors and patterns may vary from those rendered on your monitor or on printed documents. Please see in person product samples for actual product color variations and patterns at our design center. Products, features, options, upgrades and manufacturer model #'s are subject to change without notice.



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FOUNDATIONS

INCLUDED



Base price includes a full foundation with 8' or 9' tall walls depending on floor plan (Basement is completely underground)

FULL FOUNDATION EXAMPLE

UPGRADES



DAYLIGHT FOUNDATION EXAMPLE



WALKOUT FOUNDATION EXAMPLE

UPGRADED FEATURES

- Daylight basement
- Walkout basement
- Additional egress window wells
- Additional windows for daylight or walkout

- Forced daylight or forced walkout/ walk up foundations
- Suspended garage floor for additional basement (engineering and quote required)
- DAYLIGHT & WALKOUT BASEMENTS REQUIRE A DECK TO BE ADDED



BASEMENTS

FINISHED PACKAGE UPGRADE

Basement finish layouts will vary by floor plan. Refer to *Included Features*
Battery backup sump pumps are recommended when finishing a basement

BAR OPTION EXAMPLES



GALLEY BAR



WALK UP BAR



GALLEY BAR
Basement finish

OPTIONS

- ¾ or full bathroom available
- Walk up or full galley bar options
- Workout room
- Theater room
- Additional bedrooms
- Rec room
- Customized storage
- Customize with any size sqft or configuration



DAMP PROOFING

INCLUDED



EXAMPLE OF SPRAY ON APPLICATION



EXAMPLE OF DRAIN TILE
(drain tile installed prior to gravel install)



EXAMPLE OF CONCRETE WINDOW WELL



LADDER

FEATURES

- Spray on application
- Patch wall ties
- 4" drain tile with rock installed around exterior of foundation
- Sump Pump pit install

UPGRADES

- Bone Dry Waterproofing - 10 yr Manufacturer Warranty
- Ultra-Shield Waterproofing - 30 yr Manufacturer Warranty



EXTERIOR PRODUCTS

INCLUDED



TEXTURED SHEET SIDING



TEXTURED LAP SIDING

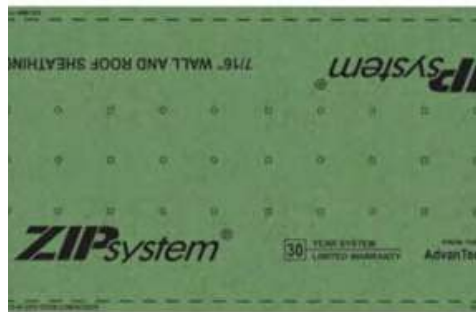
FEATURES

- Sheet siding is standard on rear and sides of home
- Lap siding is used on front of home only (per plan)

MOISTURE & DRAFT PROTECTION



TYPAR HOUSE WRAP



ZIP SYSTEM SHEATHING & TAPE

- Typar Weather barrier is used on the exterior of each home
- Zip System Sheathing & tape are used on the front of select floor plans behind Stucco or Stone applications. Refer to *Included Features*

ACCENTS



WOOD CORBELS



CUSTOM CEDAR SHUTTERS

OPTIONS

- Plastic shutters
- Wood corbels
- Custom cedar shutters
- Additional accents only available on select floor plans and elevations



EXTERIOR PRODUCTS

ACCENTS



WOOD BRACKETS



WOOD BEAMS



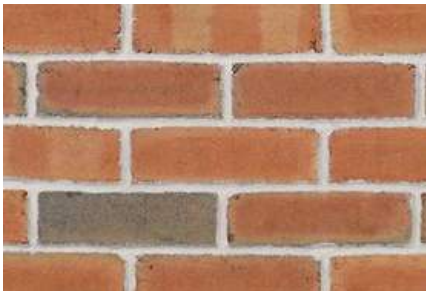
BOARD & BATTEN ACCENT



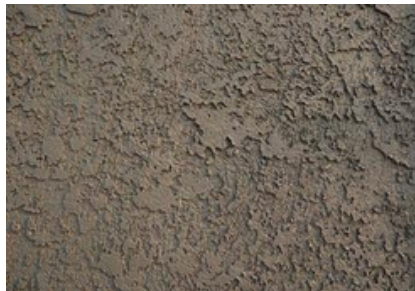
SHAKE ACCENT

UPGRADES

- Refer to each floor plans Included Features sheet to see if Stucco or Veneer stone is included and not an upgrade
- Stucco and Veneer locations and amount will differ per exterior elevation and floor plan
- Stone sills included at top of Veneer stone



VENEER BRICK
Multiple options to choose



STUCCO
(Painted)



VENEER STONE
Multiple options to choose



DECKS

INCLUDED



STANDARD CEDAR POST/ HANDRAIL/ SPINDLE

FEATURES

- Decks are built with pressure treated lumber for decking and handrail with cedar posts and black aluminum spindles
- All deck boards get screwed down ILO nailing
- Decks are not stained

UPGRADES



SCREENED IN DECK/ PATIO WITH SCREEN DOOR



BUILT IN GATE



DECK STAIRS

(Deck stairs may change depending on the distance to grade)

OPTIONS

- Larger Decks with custom sizes
- Composite decking material
- Roof Over Deck or Patio
- Deck Staining

UPGRADES



TIMBERTECH COMPOSITE DECKING



PRIME + COLLECTION

Color – Sea Salt Gray



PRIME + COLLECTION

Color – Coconut Husk



TERRAIN COLLECTION

Color – Rustic Elm



TERRAIN COLLECTION

Color – Stone Ash



TERRAIN COLLECTION

Color – Silver Maple

*Sample available at Design Center

INCLUDED



30-YEAR SINGLE
Color Weathered Wood



ROOF VENTS



ICE & WATER SHIELD
Installed on eaves & valleys



ROOF VENTS up close



METAL VALLEYS
Bronze

UPGRADED EXAMPLES



**COVERED ROOF OVER
DECK**



**COVERED ROOF OVER
PATIO**



**COVERED ROOF OVER
PATIO**



GUTTERS

INCLUDED

EXAMPLES OF GUTTERS



GUTTERS IN WHITE



GUTTERS IN BLACK



GUTTERS IN TERRA BRONZE

COLOR OPTIONS:

- 30 WHITE
- ALMOND
- BEAVER
- BLACK
- BRONZE
- BROOKSTONE
- BROWN
- BUCKSKIN
- CAMEO
- CHARCOAL GRAY
- CLAY
- CREAM
- DESERT SAND
- EVEREST
- GRAY WICKER
- HARBOR GRAY
- LINEN
- MUSKET BROWN
- PEBBLESTONE CLAY
- ROYAL
- SANDSTONE
- TERRA

UPGRADES



BURIED DOWNSPOUT

Normally 4-5' from home

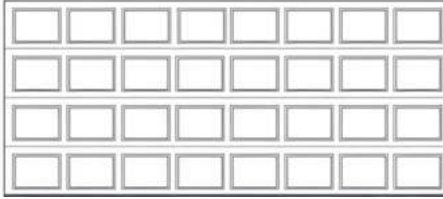
UPGRADED COLOR OPTIONS:

- COPPER PENNY
- REDWOOD
- EVERGREEN
- COUNTRY BLUE

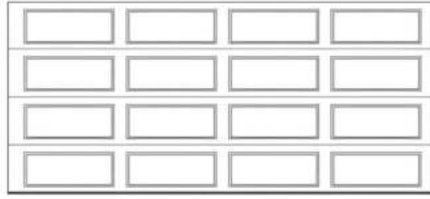


GARAGE DOORS

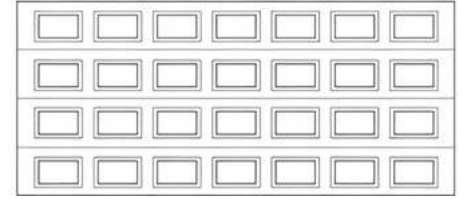
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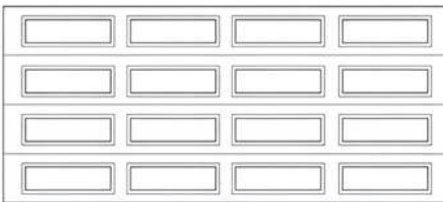
SHAKER - FLAT SHORT



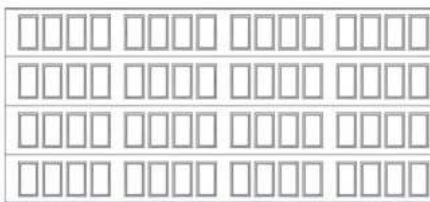
SHAKER - FLAT LONG



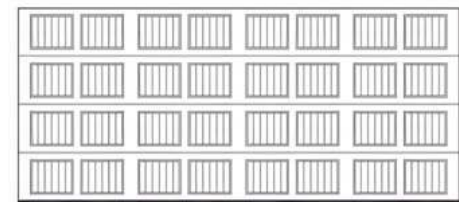
CLASSIC - SHORT



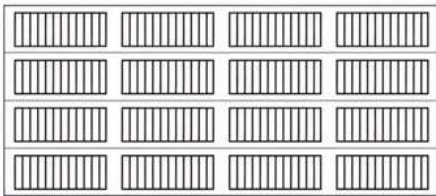
CLASSIC - LONG



SHAKER - FLAT XSMALL



SHAKER - CS SHORT

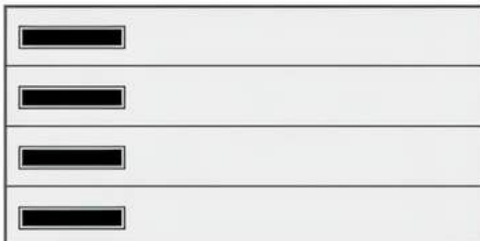


SHAKER - CS LONG

- Garage door standard color is white, all doors including white are paintable
- Door trim is an upgrade

UPGRADES

MODERN DOOR WITH FOUR LINEAR GLASS WINDOWS



**SLIM
CLOPLAY MOD STEEL**
SOL-SOL-SOL-GL Viewed from outside



**LONG
CLOPLAY MOD STEEL**
SOL-SOL-SOL-GL Viewed from outside



GARAGE DOORS

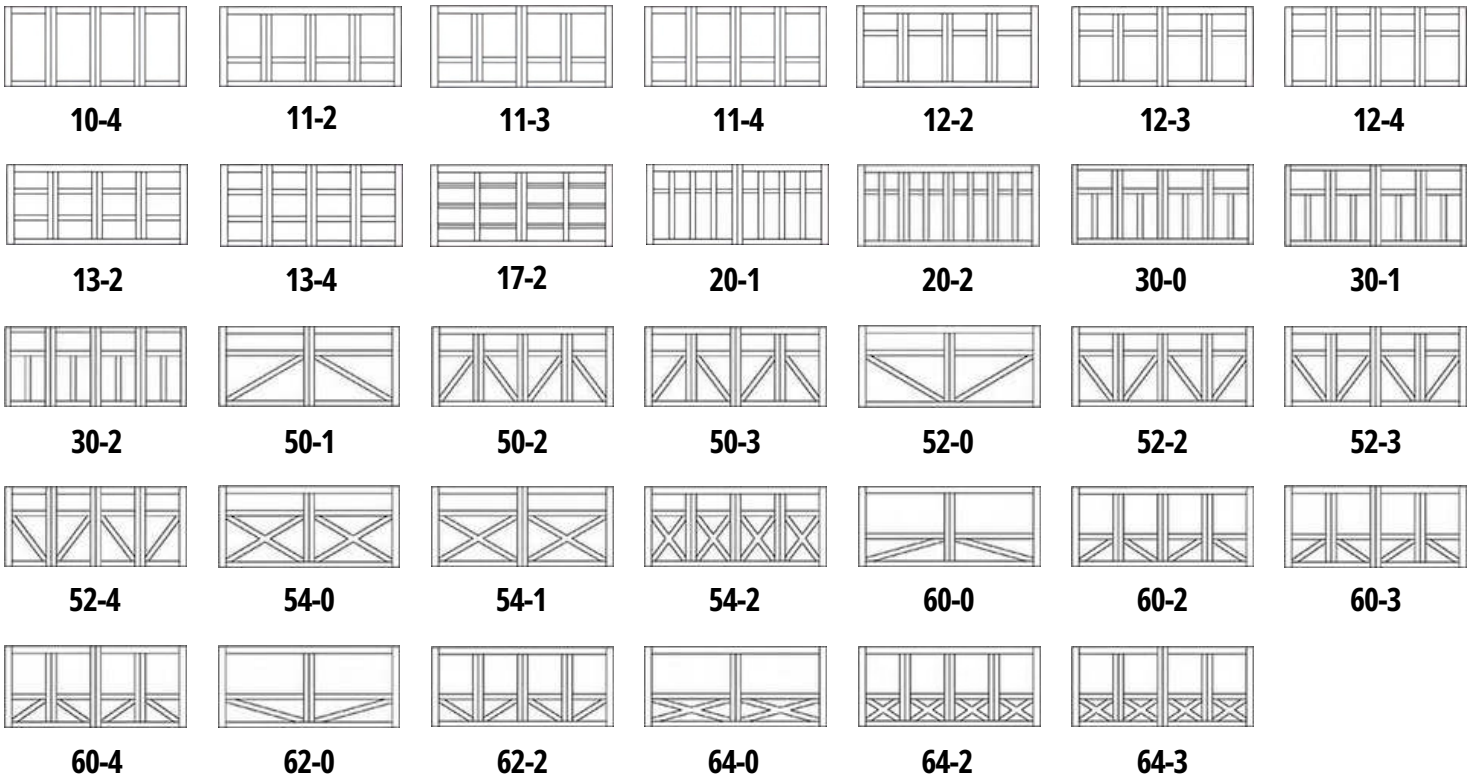
UPGRADES

Refer to plan elevation for straight or arched garage door openings. Select straight or arched trim to match door opening

TRIM PATTERN OPTION EXAMPLES



STRAIGHT TOP GARAGE TRIM KIT OPTIONS

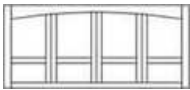




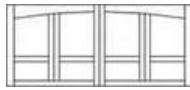
GARAGE DOORS

UPGRADES

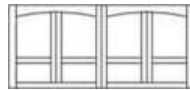
ARCHED TOP GARAGE TRIM KIT OPTIONS



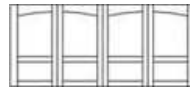
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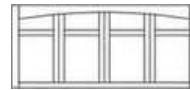
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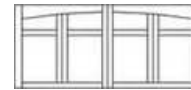
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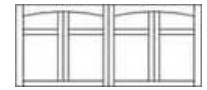
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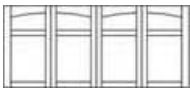
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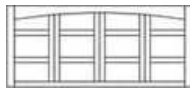
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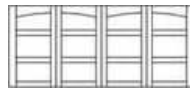
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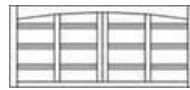
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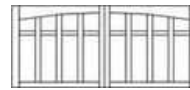
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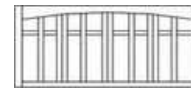
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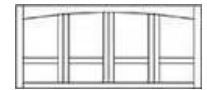
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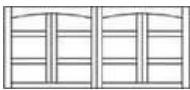
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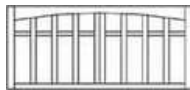
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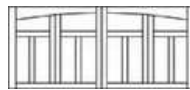
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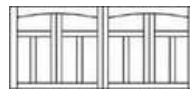
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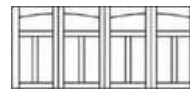
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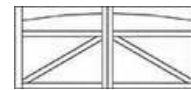
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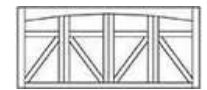
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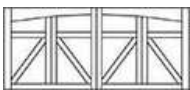
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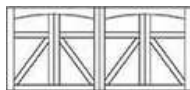
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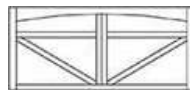
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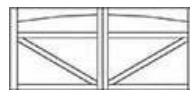
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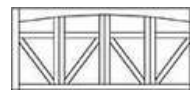
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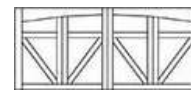
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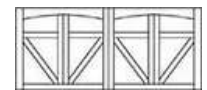
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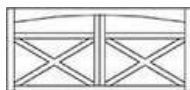
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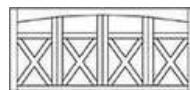
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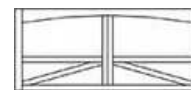
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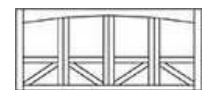
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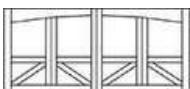
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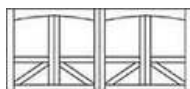
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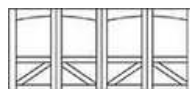
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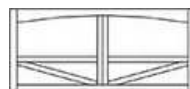
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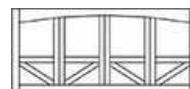
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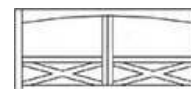
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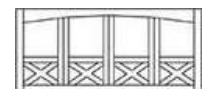
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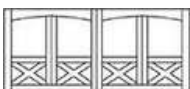
62-2



64-0



64-2



64-4



64-5



GARAGE DOOR OPENERS

INCLUDED

Garage door openers may be an upgrade depending on the floor plan, refer to *Included Features*



LIFT MASTER 3/4 HP

3/4 HP Chain Drive with MYQ WIFI + Camera
Model #: 2220L
*Includes 1 Keypad on large door &
1 Clicker per garage door



Connects to home WIFI and can be controlled with smartphone
*Works with Amazon Key, Google Assistant, Alarm.com, Apple HomeKit, Clare controls Resideo, IFTTT, and many more

UPGRADES



LIFTMASTER 1 HP

1 HP Chain Drive with MYQ Wifi ,Camera, LED lights,
and Battery Backup
Model #: 6580L
*Must be selected if garage door has wood trim kit



Add 1 Button Clicker #891LM
Add 3 Button Clicker #893LM
Add Keypad for 3rd Car 3/4 HP #877LM
Add Keypad for 3rd Car 1 HP #878MAX



WINDOWS

INCLUDED

WINDOW TYPE EXAMPLES



SINGLE HUNG
Only bottom moves



SINGLE HUNG
Tilt-in feature shown



EGRESS SLIDER



FIXED GLASS

UPGRADES



DOUBLE HUNG
Bottom and top move



CASEMENT
Cranks out

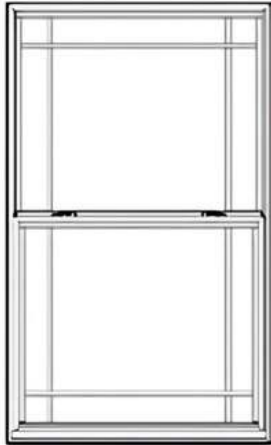


WINDOWS

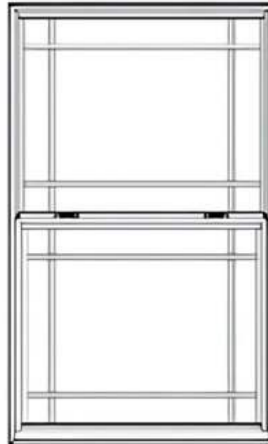
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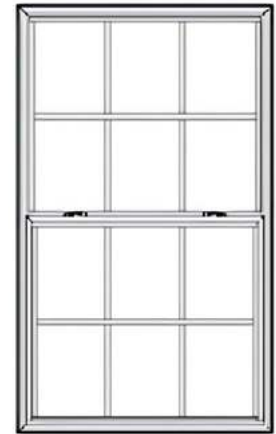
MI GRILL OPTIONS



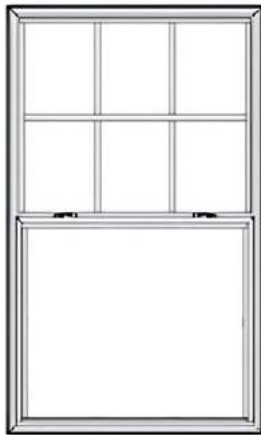
BORDER GRILL



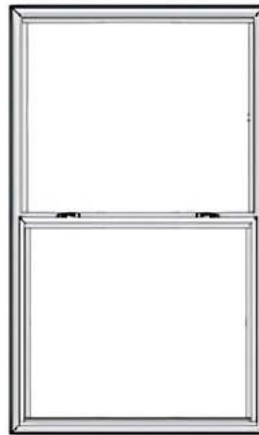
PRAIRIE GRILL



COLONIAL GRILL



TOP 1/2 ONLY



NO GRILLS

COLOR OPTIONS



WHITE

INTERIOR

ALMOND

EXTERIOR

FEATURES

- MI Brand 3500 Series Windows
- Some plans may have a Casement window included because of code egress requirements.
- Casement windows are an upgrade in any other situation. Tilt-in sash for easy cleaning
- Low-E Included Argon Gas Included
- Screens Included
- Double locks on Single Hung windows
- Grills on front windows only
- Color selection is the same for interior and exterior of window
- WINDOW TYPE, SIZE & LOCATION WILL VARY PER PLAN

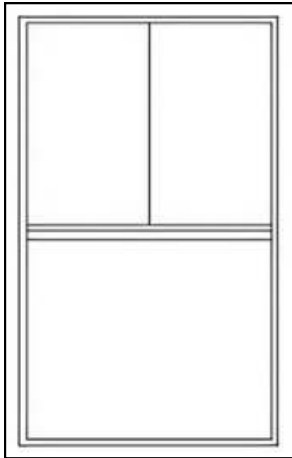


WINDOWS

UPGRADES



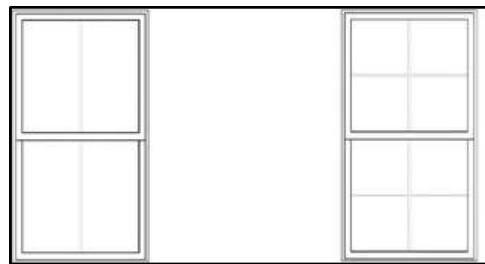
ANDERSEN GRILL OPTIONS



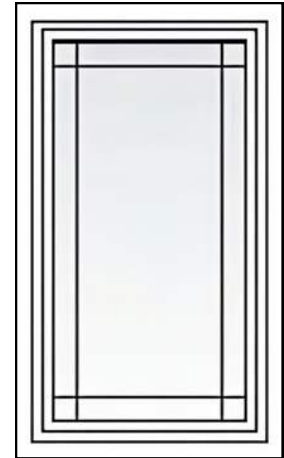
2W X 1H



2W X 2H

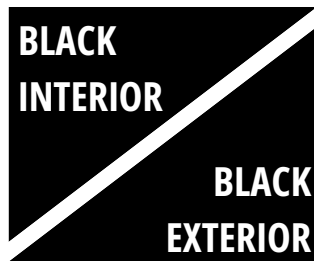


4W X 4H



PRAIRIE

COLOR OPTIONS ANDERSEN





DRYWALL

INCLUDED



**TEXTURED KNOCKDOWN CEILINGS
(ALL ROOMS)**



SQUARE CORNERS

FEATURES

- Smooth walls (interior & garage)
- Textured knockdown ceilings (all rooms)
- Square corners
- Windows will wrap with drywall on top and sides
- Vaulted flat ceilings in master bedroom & great room will have smooth ceilings for an accent paint color

UPGRADES

- Bullnose rounded corners
- Textured walls

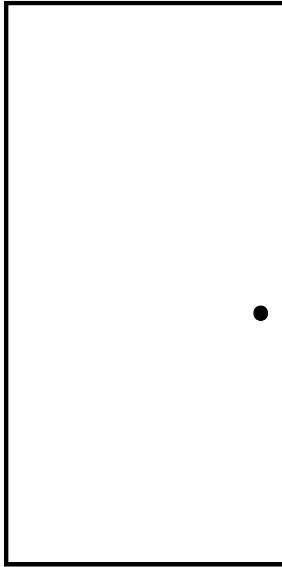


FRONT DOOR FRAMES

6⁸ TALL DOOR

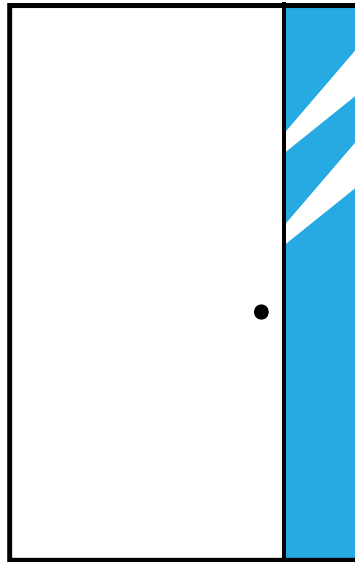
*Door frames A + B are included. Door frames C – T are upgrades

A



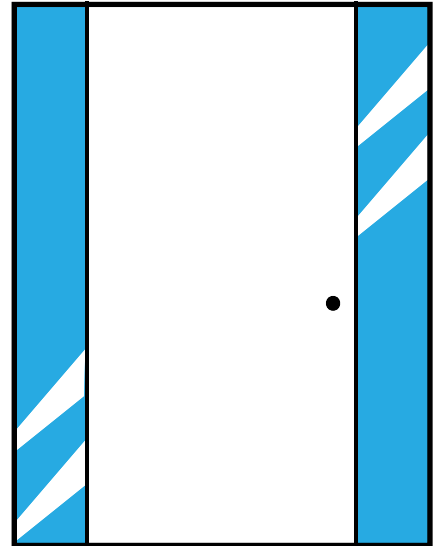
30 x 68 DOOR

B



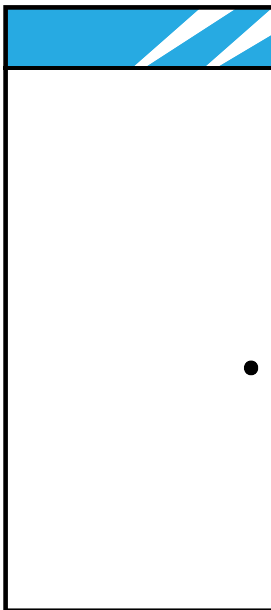
30 x 68 DOOR – 12" SL

C



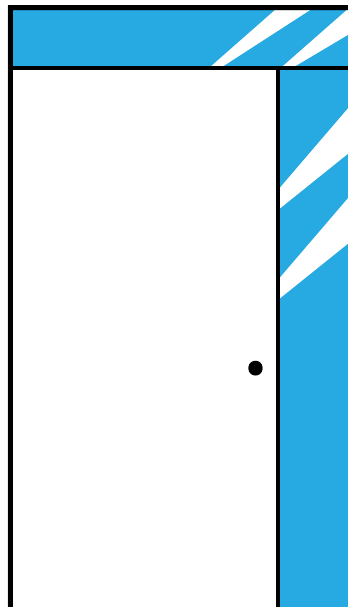
12" SL – 30 x 68 DOOR – 12" SL

D



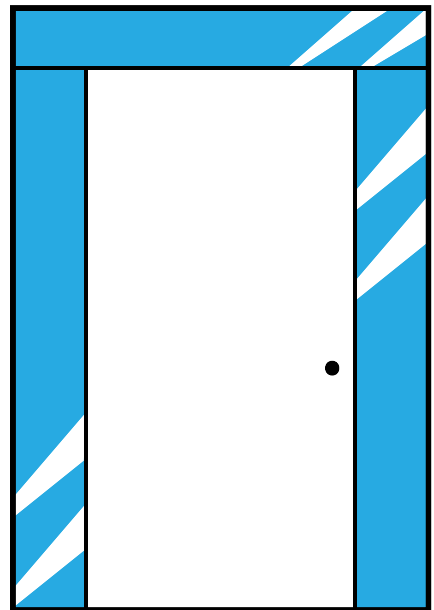
30 x 68 DOOR
12" TRANSOM

E



30 x 68 DOOR – 12"
SL – 12" TRANSOM

F



12" SL – 30 x 68 DOOR
12" SL – 12" TRANSOM

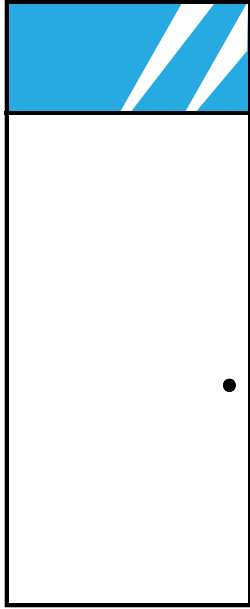
DISCLAIMER: Not every door frame will fit on every floor plan. Please review the available width & ceiling height prior to selecting a door frame size.



FRONT DOOR FRAMES

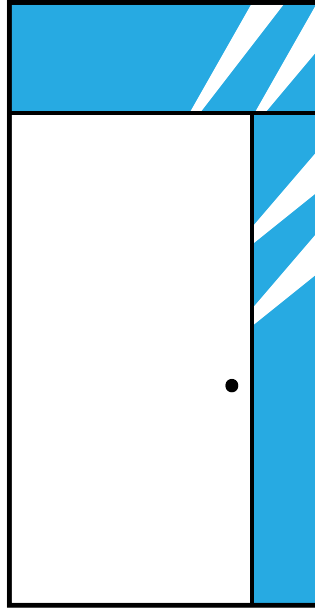
6⁸ TALL DOOR

G



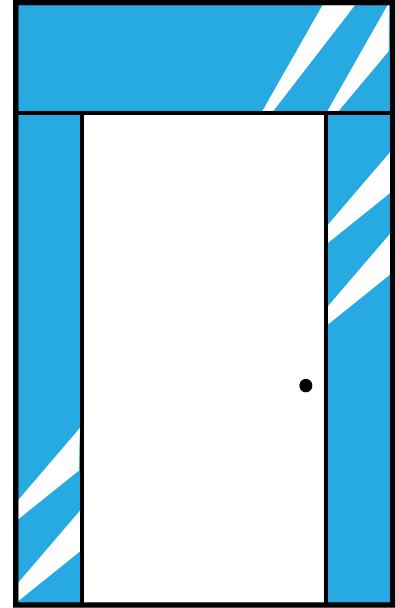
30x6⁸ DOOR-24"
TRANSOM

H



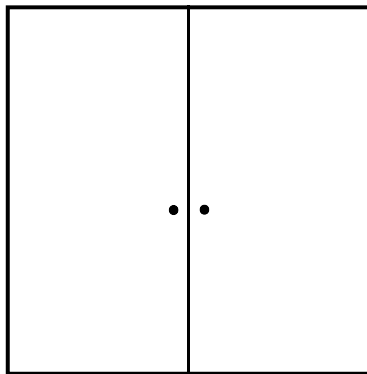
30x6⁸ DOOR-12" SL-
24" TRANSOM

I



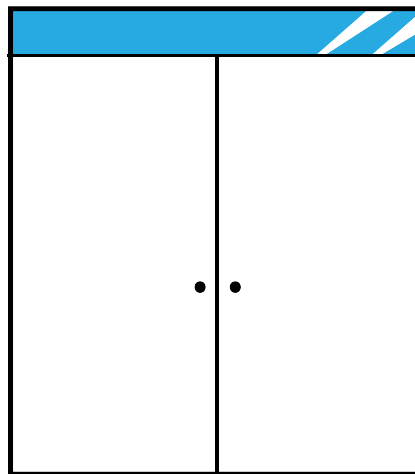
12" SL-30x6⁸ DOOR-12"
SL-24" TRANSOM

J



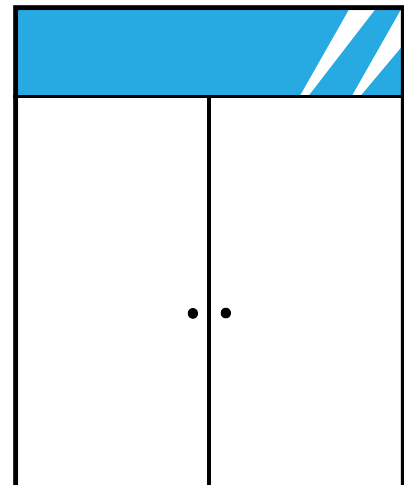
DBL-28x6⁸

K



DBL-28x6⁸-12" TRANSOM

L



DBL-28x6⁸-24" TRANSOM

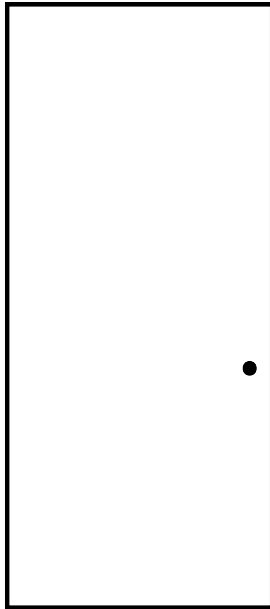
DISCLAIMER: Not every door frame will fit on every floor plan. Please review the available width & ceiling height prior to selecting a door frame size.



FRONT DOOR FRAMES

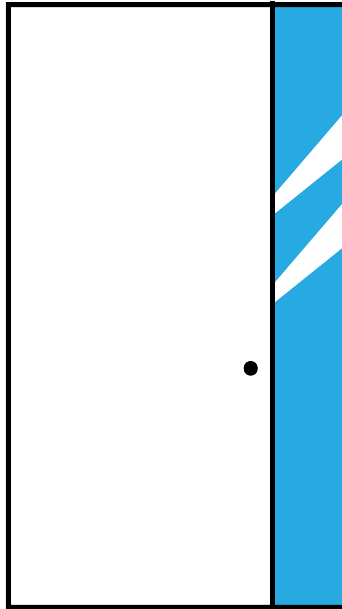
8⁰ TALL DOOR

M



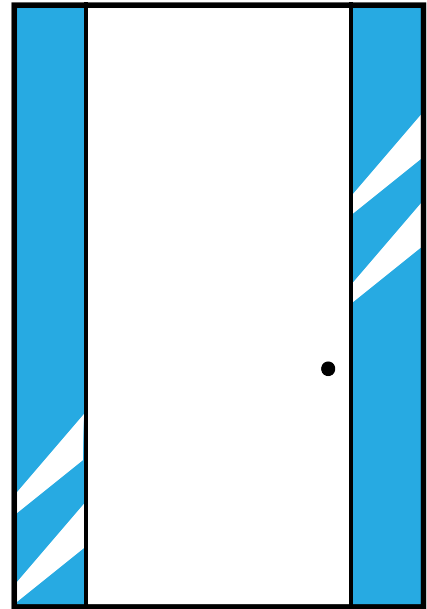
30x80 DOOR

N



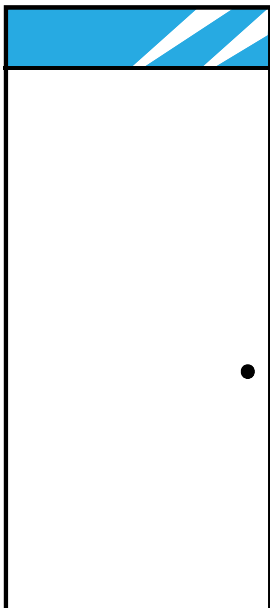
30x80 DOOR - 12" SL

O



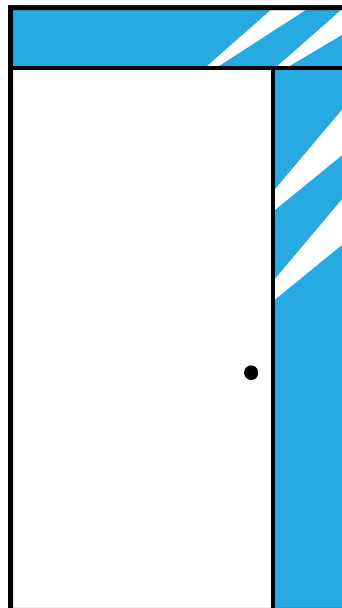
12" SL - 30x80 DOOR - 12" SL

P



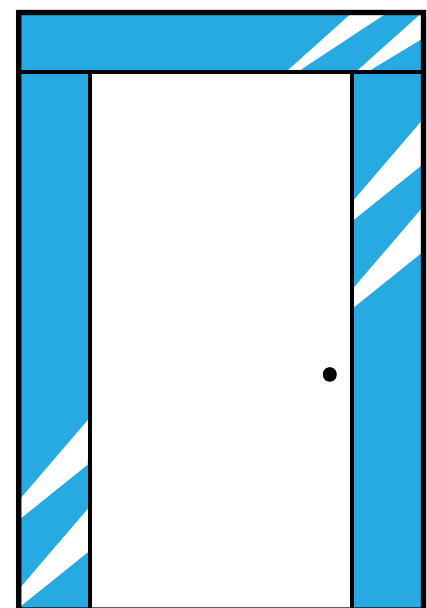
30x80 DOOR - 12" TRANSOM

Q



30x80 DOOR - 12" SL - 12" TRANSOM

R



12" 30x80 DOOR - 12" SL - 12" TRANSOM

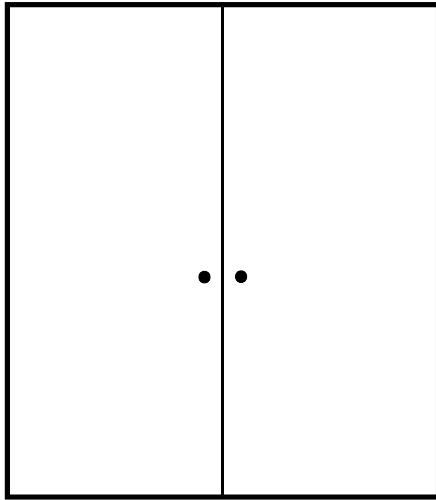
DISCLAIMER: Not every door frame will fit on every floor plan. Please review the available width & ceiling height prior to selecting a door frame size.



FRONT DOOR FRAMES

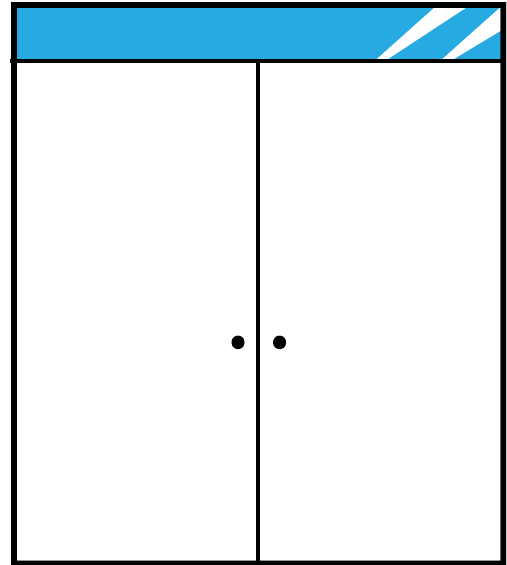
8' TALL DOOR

S



DBL - 28x80

T



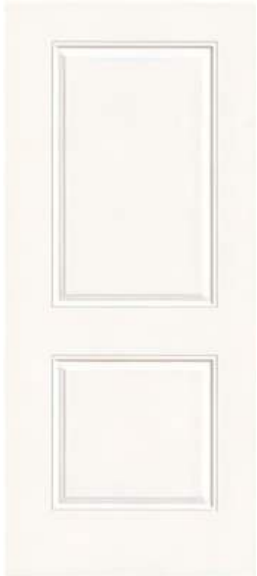
DBL - 28x80 - 12" TRANSOM

DISCLAIMER: Not every door frame will fit on every floor plan. Please review the available width & ceiling height prior to selecting a door frame size.



EXTERIOR DOORS

INCLUDED FRONT DOORS



**2 PANEL
SQUARE TOP**
Smooth Finish



6 PANEL
Smooth Finish



**2 PANEL
CAMBER TOP**
Smooth Finish



**2 PANEL CAMBER
TOP PLANK**
Smooth or Textured
Finish



**3 PANEL
CRAFTSMAN**
Smooth Finish

INCLUDED REAR DOORS



VINYL SLIDING DOOR
Example



FULL GLASS DOOR
Example



EXTERIOR DOORS

UPGRADED FRONT DOORS



3 PANEL CRAFTSMAN W/O SHELF

with glass in top 1/3
Smooth or Textured Finish
Not available in 8⁰Tall



HERITAGE 2 PANEL CRAFTSMAN WITH SHELF

with glass in top 1/3
Smooth or Textured Finish
Not available in 8⁰Tall



BARRINGTON 3 PANEL CRAFTSMAN WITH SHELF

with glass in top 1/3
Textured Finish



BELLEVILLE 3 LITE MODERN

Smooth or Textured Finish

SAMPLES OF GLASS @ DESIGN CENTER

Glass Size & Glass Options:

22" x 17" panels

- Clear
- Chord Textured
- Pear Textured
- Pearl Textured
- Quill Textured
- Double Water
- Cross Reed



FIBERGLASS/ SP-646-6L-1P

Smooth only



EXTERIOR DOOR HARDWARE

INCLUDED



Open possibilities.



PLYMOUTH
Satin Nickel #619

PLYMOUTH
Aged Bronze #716

CENTURY
Satin Nickel #619

CENTURY
Aged Bronze #716

**Knob on interior is standard*

UPGRADES



**ADDISON with
Accent Interior Lever**

**ADDISON with
Plymouth Interior Knob**

INCLUDED COLOR OPTIONS:

- Satin Nickel #619
- Aged Bronze #116

UPGRADE COLOR OPTIONS:

- Matte Black #622
- Chrome #625



IGLOO DEADBOLT
included in Elite and Platinum Series



INTERIOR DOORS

INCLUDED

All doors are paint grade



WINSLOW
Smooth Finish



LINCOLN PARK
Smooth Finish



LOGAN
Smooth Finish



ABERDEEN
Smooth Finish



6-PANEL
Smooth or
Textured Finish



RIVERSIDE
Smooth Finish



CHEYENNE
Smooth Finish



2-PANEL SQ TOP
Smooth Finish



ROMAN
Smooth Finish

ROMAN
Smooth Finish



INTERIOR DOOR HARDWARE

INCLUDED



Open possibilities.



STRATUS KNOB
Satin Nickel #619



STRATUS KNOB
Aged Bronze #716



STRATUS KNOB
Matte Black #622

*Stratus knob shown in available colors

UPGRADES

LEVER UPGRADES



LATITUDE LEVER
Shown in Chrome #625
Matte Black #622
Satin Nickel #619
Aged Bronze #716



ACCENT LEVER
Shown in Satin Nickel #619
Matte Black #622
Chrome #625
Aged Bronze #716



SOLSTICE LEVER
Shown in Aged Bronze #716
Matte Black #622
Satin Nickel #619
Chrome #625



SEVILLE LEVER
Shown in Matte Black #622
Satin Nickel #619
Chrome #625
Aged Bronze #716



INTERIOR TRIM

INCLUDED

All base and casing are paint grade

CLASSIC STYLE TRIM



BASE TRIM
3" tall/ 634FS



WINDOW & DOOR CASING
2.25"/ 356FJ

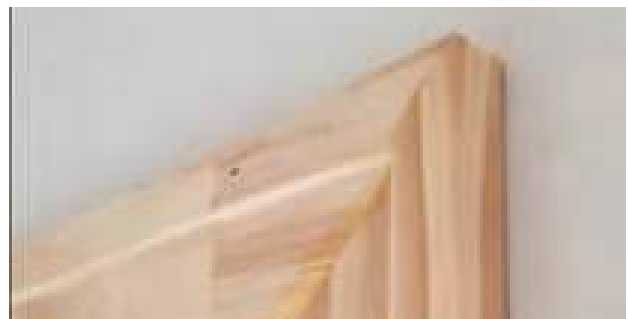
UPGRADES FOR CLASSIC STYLE TRIM

- Tall base 5.25" 658FJR
- Accent crown small 3.25" 51RR
- Accent crown medium 4.25" 48PR
- Accent crown large 5.25" 4SL

TRANSITIONAL STYLE TRIM



BASE TRIM
4" tall/ E1E4FJ



WINDOW & DOOR CASING
3.25"/ 673FJ

UPGRADES FOR TRANSITIONAL STYLE TRIM

- Tall base 5.25" E1E5FJ
- Accent cove small 3.25" 314FJCC
- Accent cove large 5.25" 2153M



INTERIOR TRIM

INCLUDED

MODERN STYLE TRIM



BASE TRIM
4" E1E4FJ



WINDOW & DOOR CASING
3.25" 413FJ

UPGRADES FOR MODERN STYLE TRIM

- Tall base: 5.25" E1E5FJ
- Accent cove small: 3.25" 314FJCC
- Accent cove large: 5.25" 2153M

EXAMPLES

PANTRY SHELVING



5 SHELVES TOTAL

WINDOW STOOL & APRON



Apron 933P
Stool 1021J

BOOT BENCH



OPTIONS TO STAIN OR PAINT
Not available in all plans



INTERIOR TRIM

UPGRADES

WAINSCOTING



1/2 WALL



3/4 TALL

CUSTOM FIREPLACE WALL



SHIP LAP



CUSTOM



INTERIOR TRIM

UPGRADES

WINDOW & DOOR TRIM CAP + HAT



MODERN STYLE
1x2; 1x6; 1x2



TRANSITIONAL STYLE
1x2; 1x6; cove SW87-1x4

- Classic style cap + hat not shown 1x2; 1x6; crown WM51; 1x4
- Only available if ceiling height allows



INTERIOR TRIM

UPGRADES

CUSTOM TRIM



VERTICAL TRIM



GRID WALL

CUSTOM DESIGN



CUSTOM DESIGN



**GRID WALL
with mirror**



CEILING TREATMENTS

INCLUDED

- Box vaults are typically in master bedrooms only, per plan Coffered ceilings are typically in Great room only, per plan (Crown molding or wood beams are an upgrade)



STANDARD BOX VAULT
In Master Bedroom



STANDARD COFFERED CEILING
Shown with upgraded crown molding

UPGRADES



DOUBLE BOX VAULT
Requires taller ceilings, per plan



CEILING TREATMENTS

INCLUDED

- Box vaults are typically in master bedrooms only, per plan
- Coffered ceilings are typically in Great room only, per plan (Crown molding or wood beams are an upgrade)

COFFERED CEILINGS



COFFERED WITH COVE



COFFERED WITH PAINTED SHIPLAP



COFFERED WITH COVE INSET



COFFERED WITH WOOD ACCENTS



CEILING TREATMENTS

UPGRADES

WOOD BEAMS

COFFERED WITH BEAMS



STRAIGHT BEAMS



X-PATTERN BEAMS



ARCHED BEAMS



CEILING TREATMENTS

UPGRADES

CUSTOM DESIGNS



CUSTOM DESIGN WITH LIGHT TRAY



CUSTOM DESIGN WITH FLAT TRIM



CUSTOM DESIGN WITH FLAT TRIM



SHIPLAP



INCLUDED

EXAMPLES OF STANDARD CLOSET FEATURES



24" STACK IN WALK-IN CLOSETS



67" HIGH SHELF



LAUNDRY ROOM SHELF & ROD



80"/40" HIGH SHELVING



CLOSET POLE & SOCKET

FEATURES

- Custom wood closet shelving
- Closet shelving may differ from plan to plan
- Coat closets receive a single rod / shelf
- All closet shelving get painted

UPGRADES



PULL DOWNS



PULL DOWNS

Pull downs require higher ceilings, might not be available in all plans



DOUBLE 24" STACK

Shown with 80" & 40" tall shelving on right side



FIREPLACES

INCLUDED

Fireplace walls are different width & ceiling heights per plan

STANDARD FIREPLACE



- Gas
- 36" wide
- Black with glass front

**NAPOLEON ASCENT
B36NTRE**

STANDARD INSTALL HEIGHTS



RAISED 6 INCHES



FLOOR LEVEL 3/4" HIGH



FIREPLACES

UPGRADES

GAS MODELS



NAPOLEON ASCENT
42" B42NTR



NAPOLEON ASCENT
46" B46NTR

GAS LINEAR MODELS



NAPOLEON ASCENT LINEAR
36" BL36NTE



NAPOLEON ASCENT LINEAR
46" BL46NTE

GAS MULTI-VIEW MODEL

See through



NAPOLEON ASCENT MULTI-VIEW
45" BHD4STN



FIREPLACES

UPGRADES

ELECTRIC MODELS



NAPOLEON ELEMENT 36"

NEFB36H – BS



MODERN FLAMES REDSTONE 42"

RS-4229



MODERN FLAMES LANDSCAPE 44"

LPS - 4414



MODERN FLAMES LANDSCAPE 56"

LPS - 5614



MANTEL STYLES

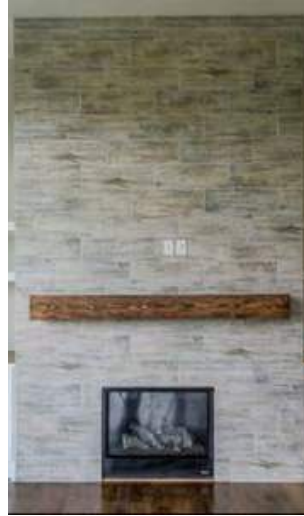
INCLUDED



FLOATING WITH CORBELS
Smooth, Stained



FLOATING WITH CORBELS
Rustic, Stained



FLOATING NO CORBELS
Rustic, Stained



TRANSITIONAL WITH LEGS
Smooth, Stained



MODERN WITH LEGS
Painted



TRADITIONAL WITH LEGS
Painted



CRAFTSMAN WITH LEGS
Painted (picture shows upgraded trim wall above fireplace)

FEATURES

- Mantel thickness is 7"- 8" & 8" deep
- Mantel height above fireplace minimum 16" per manufacturer
- If fireplace is on the floor, the top of the mantel will be approximately 58" high
- If fireplace is raised 6" above the floor, the top of the mantel will be approximately 64" high
- All mantels & legs will differ slightly from pictures depending on the floor plan because the width of the area or windows beside the fireplace vary



STAIRCASES

INCLUDED



STANDARD NEWEL POST

3.5" x 3.5" with boot, band, top & cap Newel Post available in Stain or Paint



STANDARD HANDRAIL

Stain or paint



UPGRADES



**5" X 5" NEWEL POST WITH BOOT,
BAND, TOP & CAP (MODEL # C-4695)**

Stain or Paint



WOOD END CAPS

Stain or Paint



SPINDLES

INCLUDED



F5060 SQUARE 1
1/4" paint grade



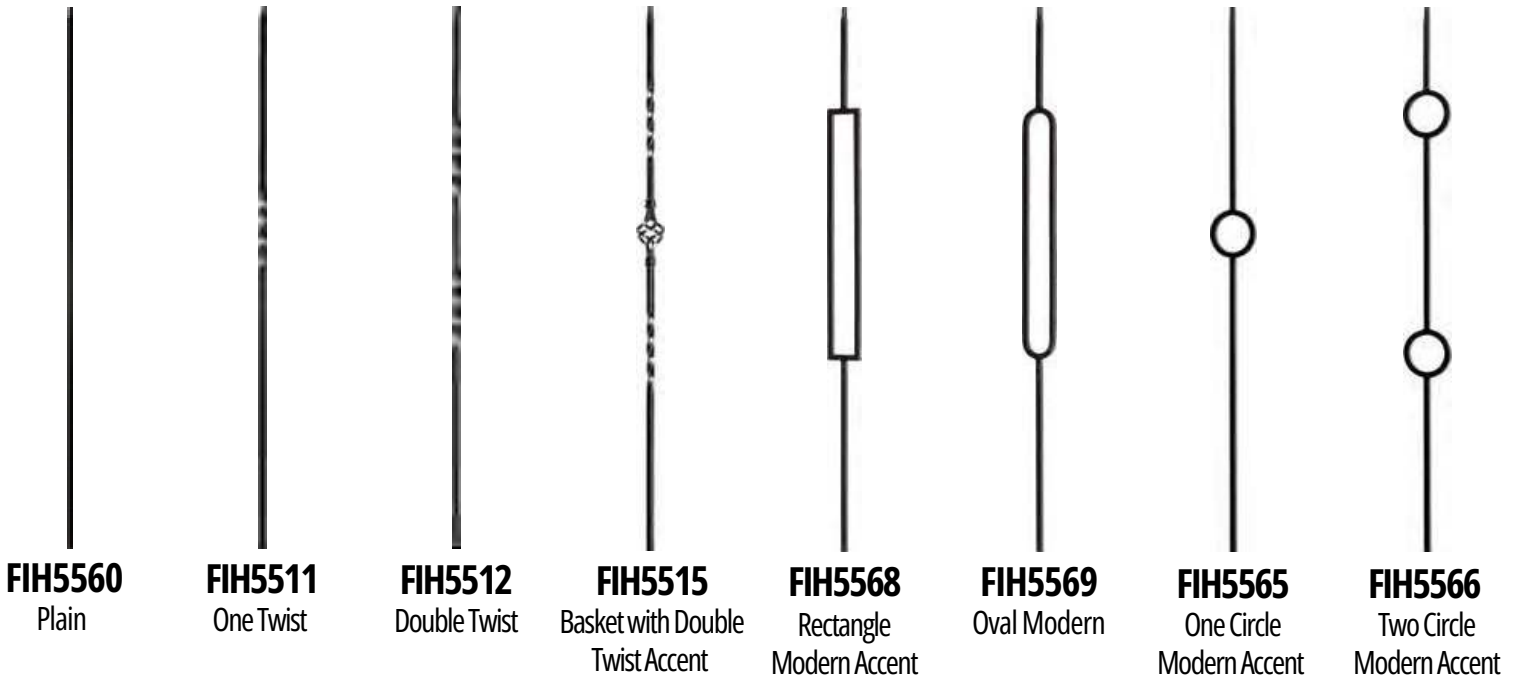
EXAMPLE OF F5060

UPGRADES

METAL SPINDLE UPGRADES

Color Options: BLACK

- Custom Designs / Patterns can be done but will need to be quoted
- Accent spindle noted below will be installed every 5th or 6th spindle only with the other spindles being plain or one twist





SPINDLES

UPGRADES

BASES

Bases do not get installed at the top of spindles, only the bottom



FI3101 - 1-1/4"
Shoe Base

NUCKLES

Knuckles may be installed on FIH5560 Plain spindle (1 Knuckle per spindle, with 2 Knuckles as accent spindle, accent spindle every 3rd or 4th spindle)



FI3103
Adjustable Knuckle

EXAMPLES



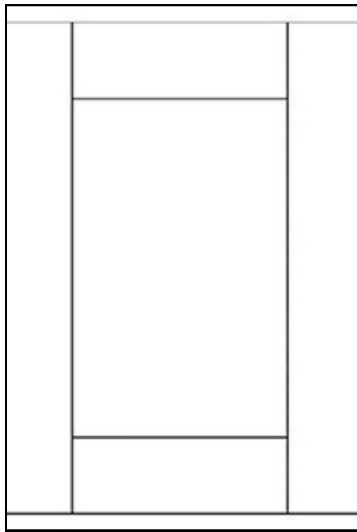
UPGRADE WITH ACCENT



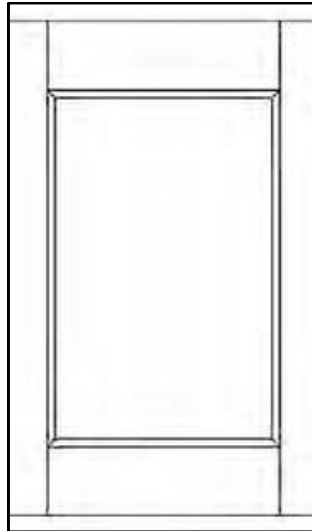
UPGRADE WITH ACCENT

INCLUDED

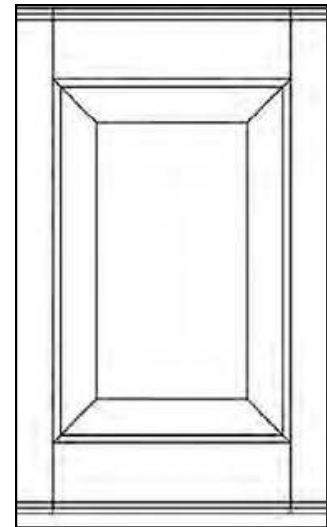
DOOR STYLES FRONT VIEW



SHAKER

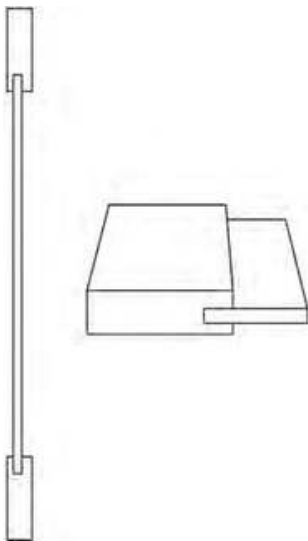


**FLAT PANEL WITH
BEAD**

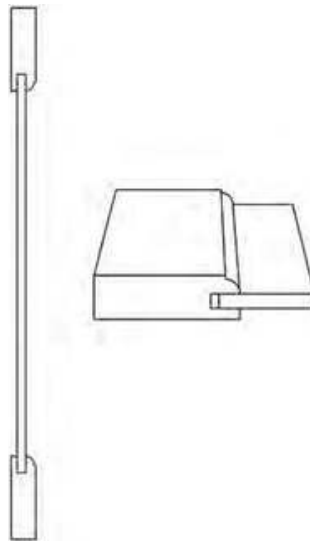


**STANDARD RAISED
PANEL**

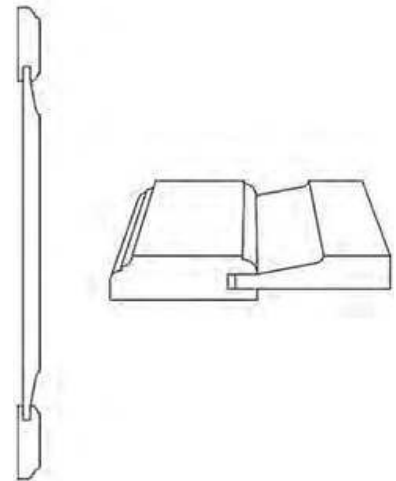
DOOR STYLES SIDE VIEW



SHAKER



FLAT PANEL WITH BEAD

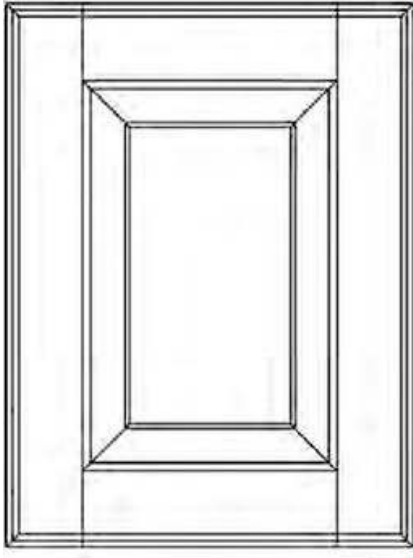


STANDARD RAISED PANEL

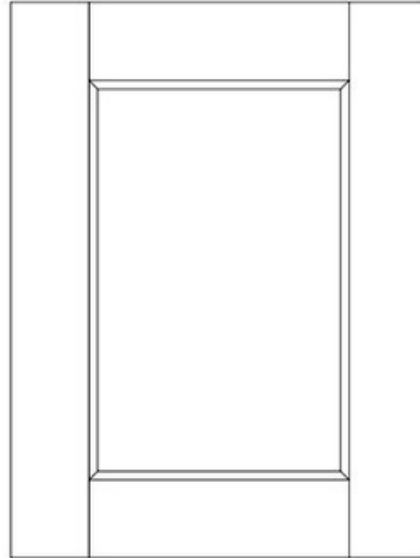
FEATURES

- Custom handmade
- Stained finish is standard
- Painted kitchen cabinets are an upgrade
- All cabinet layouts will differ from plan to plan

DOOR STYLES FRONT VIEW

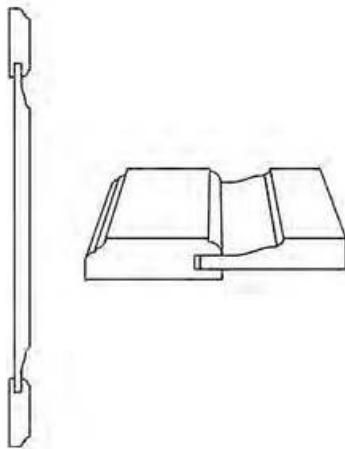


COVE SLOPE PANEL

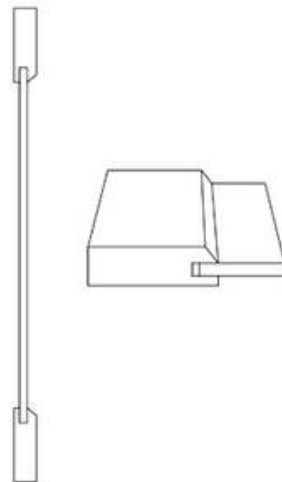


BEVELED SHAKER

DOOR STYLES SIDE VIEW



COVE SLOPE PANEL



BEVELED SHAKER



CABINETS

INCLUDED



ISLAND END



SLAB DRAWER FRONTS

UPGRADES

- Paint kitchen cabinet
- Cabinets to ceiling in kitchen
- Laundry Room upper cabinets

CABINET CROWN OPTIONS



**FBC FLAT BEVEL
CROWN**



WP51



SMALL COVE



3/4 COVE



CABINETS

INCLUDED

ISLAND POST OR END PANEL



FULL PANEL END



P38 POST



41 PILASTER POST

UPGRADES

- Hoods are 42" wide
- Hoods are required when selecting appliance packages C-F

HOOD STYLES



SWOPE HOOD
Paint or stain



BOX HOOD
Paint or stain



SLANT HOOD
Paint or stain

UPGRADES

- Soft close cabinet door hinges
- Soft close drawer glides



5-PIECE DRAWER FRONTS



SILVERWARE DRAWER



SPICE RACK DRAWER



COOKIE TRAY CABINET

GLASS CABINET DOOR OPTIONS

- Clear glass is standard
- Mirrors may be used ILO glass for an additional charge

UPGRADES TO GLASS

Glass samples available at design Center

- Satin
- Satin Seedy
- Krystal Fluted
- Water
- Seedy



FULL



5 PANEL GEO



PANEL



X PATTERN



COUNTERTOPS

INCLUDED

- All floor plans have different included or upgraded countertops.
- Refer to *Included Features* sheet per floor plan to see what countertops are included in your home.

LAMINATE TOPS

- Hundreds of laminate top color selections to choose from at our Design Center
- Standard edge is square



LAMINATE TOP EDGE

CULTURED MARBLE BATHROOM TOPS

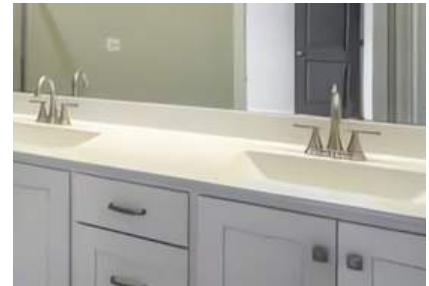
- 4" covered backsplash is included with cultured marble tops
- Oval sink bowls are standard with cultured marble tops



16" X 13" OVAL SINK
EXAMPLE



18" X 12" RECTANGLE SINK
Upgrade



4" COVERED BACKSPLASH
EXAMPLE

UPGRADES

GRANITE & QUARTZ TOPS

- Granite or Quartz tops are included in some plans and upgrades in other plans. Refer to *Included Features* per plan.

WE HAVE ALL THE MOST POPULAR COLORS AND STYLES AVAILABLE TO SELECT FROM IN OUR DESIGN CENTER

GRANITE & QUARTZ EDGE PROFILES

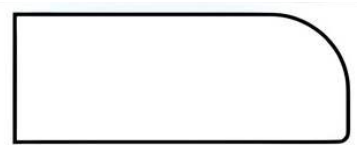
STANDARD EDGES



STANDARD EASED



1/4 BEVEL



HALF BULLNOSE

UPGRADED EDGES



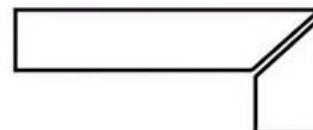
OGEE



CHISELED



FULL BULLNOSE



MITERED



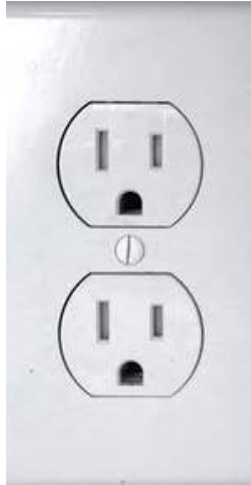
ELECTRICAL

INCLUDED

Outlets with USB and TV Cat5 Data are upgrades in certain floor plans. Refer to *Included Features*



TOGGLE SWITCH



OUTLET



GFCI OUTLET



**OUTLET WITH
USB**



TV-CAT6 DATA

UPGRADES

FEATURES



DECORA SWITCH

- Gray or almond colored outlets & light switches (White is default)
- Additional outlets or switches added
- Additional USB outlets
- Additional TV-Cat6 Data
- Additional electrical service panels for future expansion
- Rewiring for future ceiling fans with heavy blocking in the ceiling
- Add floor electrical outlet
- Dedicated outlets for freezer or refrigerator
- Motion switches
- Holiday lighting outlets
- Chase tube from basement to attic for future expansion
- Additional 75 Watt interior can lights
- Exterior mini can soffit lights
- Additional keyless lights in garage or unfinished basement
- Power for exterior hot tub
- Additional exterior waterproof outlets
- Dimmer switches

**Most electrical upgrades will be quoted at electrical walk through*

INCLUDED

Every home has a light fixture allowance. Refer to *Included Features*



CAN LIGHTS
White Trim



KEYLESS LIGHTS
Installed in garages and unfinished basements

FEATURES

- Lighting locations and quantity are determined on electrical lighting layout per plan
- Bedrooms & walk-in closets get light fixture as standard
- Light fixtures over each sink in bathrooms is standard
- Pendant lights over island are standard
- Buyer to select light fixtures using light fixture allowance per *Included Features*

UPGRADES



BLACK INTERIOR CAN LIGHT TRIMS

OPTIONS

- Under cabinet lighting
- Interior can light LED Bulbs



GARAGE CAN LIGHTS
(Example)



SCONCE LIGHT PRE WIRE
(Example)



PLUMBING FIXTURES

INCLUDED



CHROME FINISH



**KITCHEN FAUCET
PULL OUT SPRAY
PROFLO**

Item: PFXC5157CP
1 Hole - 1 1/2"



**BATHROOM FAUCET
4" CENTERSET
PROFLO**

Item: PFWSC30165CP
3 Hole - 1 1/4" - 4" CS



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF7610GCP

**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF7611GLCP



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF6870CP



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #1



**KITCHEN FAUCET
PULL DOWN SPRAY
PFISTER**

Item: PG529PF2C
1 Hole - 1 1/2"



**BATHROOM FAUCET
4" CENTERSET
PROFLO**

Item: PFWSC2840CP
3 Hole - 1 1/2" - 4" CS



**HAND HELD SHOWER
PROFLO**

Item: PFHSK207GCP



CHROME FINISH



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF2820GCP



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF2830GCP



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF2870CP



12" RAIN HEAD

Item: SH214371



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #2



SATIN NICKEL FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
PFISTER**

Item: PG529PF2S
1 Hole - 1 1/2"



**BATHROOM FAUCET
4" CENTERSET
PROFLO**

Item: PFWSC2847ZBN
3 Hole - 1 1/2" - 4" CS



**HAND HELD SHOWER
PROFLO**

Item: PFHSK207GZBN



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF2820GZBN



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF2830GZBN



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF2870ZBN



12" RAIN HEAD

Item: SH214372



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #3



**KITCHEN FAUCET
PULL DOWN SPRAY
PFISTER**

Item: PG529PF2Y
1 Hole - 1 1/2"



**BATHROOM FAUCET
4" CENTERSET
PROFLO**

Item: PFWSC2840ORB
3 Hole - 1 1/2" - 4" CS



**HAND HELD SHOWER
MOEN**

Item: M3668EPORB



**OIL RUBBED BRONZE
FINISH**



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF2820GORB



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF2830GORB



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF2870ORB



12" RAIN HEAD

Item: SH214373



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #4



**KITCHEN FAUCET
PULL DOWN SPRAY
PROFLO**

Item: PFXC4027CP
1 Hole - 1 1/2"



**BATHROOM FAUCET
SINGLE HOLE
PROFLO**

Item: PFWSC8852CP
1 Hole - 1 1/4"



**MODERN
CHROME FINISH**

**HAND HELD SHOWER
PROFLO**

Item: PFHSK207GCP



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF8820GCP



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF8830GCP



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF8870CP



12" RAIN HEAD

Item: SH214371



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #5



**KITCHEN FAUCET
PULL DOWN SPRAY
PROFLO**

Item: PFXC4027ZBN
1 Hole - 1 1/2"



**BATHROOM FAUCET
SINGLE HOLE
PROFLO**

Item: PFWSC8852ZBN
1 Hole - 1 1/4"



**MODERN
BRUSHED NICKEL FINISH**

**HAND HELD SHOWER
PROFLO**

Item: PFHSK207GZBN



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF8820GZBN



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF8830GZBN



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF8870BN



12" RAIN HEAD

Item: SH214372



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #6



**KITCHEN FAUCET
PULL DOWN SPRAY
PROFLO**

Item: PFXC4027MB
1 Hole - 1 1/2"



**BATHROOM FAUCET
SINGLE HOLE
PROFLO**

Item: PFWSC8852MB
1 Hole - 1 1/4"



**MODERN
MATTE BLACK FINISH**

**HAND HELD SHOWER
PROFLO**

Item: PFHSK207GMB



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF8820GMB



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF8830GMB



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF870MB



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #7



MODERN WIDESPREAD
CHROME FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
PROFLO**

Item: PFXC4027ZCP
1 Hole - 1 1/2"



**WIDESPREAD BATHROOM FAUCET
8" CENTERSET
PROFLO**

Item: PFWSC8860CP
3 Hole - 1 1/4" - 8" CS
**Additional hole templating fees apply*



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF8820GCP



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF8830GCP



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF8870CP



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #8



MODERN WIDESPREAD
BRUSHED NICKEL FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
PROFLO**

Item: PFXC4027ZBN
1 Hole - 1 1/2"



**BATHROOM FAUCET
8" WIDESPREAD
PROFLO**

Item: PFWSC8860ZBN
3 Hole - 1 1/4" - 8" CS

**Additional hole templating fees apply*



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF8820GZBN



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF8830GZBN



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF8870BN



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #9



MODERN WIDESPREAD
MATTE BLACK FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
PROFLO**

Item: PFXC4027MB
1 Hole - 1 1/2"



**BATHROOM FAUCET
8" WIDESPREAD
PROFLO**

Item: PFWSC8867MB
3 Hole - 1 1/4" - 8" CS
**Additional hole templating fees apply*



**SHOWER FAUCET TRIM KIT
PROFLO**

Item: PF8820GMB



**TUB & SHOWER FAUCET
TRIM KIT
PROFLO**

Item: PF8830GMB



**TUB FAUCET TRIM KIT
PROFLO**

Item: PF8870GMB



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #10



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9159DST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3564MPUDST
3 Hole - 1 1/4" - 8" CS
**Additional hole templating fees
apply*



**HAND HELD SHOWER
DELTA**

Item: D51559



**ASHLYN
CHROME FINISH**



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14264



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**

Item: DT14464



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2764



12" RAIN HEAD

Item: D5215925



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #11



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9159ARDST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3564SSMPUDST
3 Hole - 1 1/4" - 8" CS
**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**

Item: D51559SS



**ASHLYN BRILLIANCE
STAINLESS STEEL FINISH**



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14264SS



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**

Item: DT14464SS



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2764SS



12" RAIN HEAD

Item: D52159SS25



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #12



ASHLYN
VENETIAN BRONZE FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9113RBDST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3564RBM PUDST
3 Hole - 1 1/4" - 8" CS
**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**

Item: D51559RB



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14264RB



**TUB & SHOWER FAUCET
TRIM KIT DELTA**

Item: DT14464RB



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2764RB



12" RAIN HEAD
Item: D52159RB25



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #13



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9159BLDST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3564BLMPUDST
3 Hole - 1 1/4" - 8" CS
**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**

Item: D51559BL



**ASHLYN
MATTE BLACK FINISH**



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14264BL



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**

Item: DT14464BL



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2764BL



12" RAIN HEAD

Item: D52159BL25



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #14



TRINISIC CHROME FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9159DST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3559MPUDST
3 Hole - 1 1/16" - 8" CS

**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**

Item: D57085



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14259



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**

Item: DT14459



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2759



12" RAIN HEAD

Item: D5215825



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #15



TRINSIC BRILLIANCE
STAINLESS STEEL FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9159ARDST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3559SSMPUDST
3 Hole - 1 1/16" - 8" CS
**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**
Item: D57085SS



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14259SS



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**

Item: DT14459SS



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2759SS



12" RAIN HEAD
Item: D52158SS25



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #16



TRINISIC VENETIAN
BRONZE FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9983RBDST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3559RBM PUDST
3 Hole - 1 1/16" - 8" CS
**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**

Item: D57085RB



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14259RB



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**

Item: DT14459RB



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2759RB



12" RAIN HEAD

Item: D52158RB25



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #17



TRINSIC BRILLIANCE
CHAMPAGNE BRONZE
FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9159CZLSDST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3559CZMPUDST
3 Hole - 1 1/16" - 8" CS
**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**
Item: D51799CZ



**SHOWER FAUCET TRIM KIT
DELTA**
Item: DT14259CZ



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**
Item: DT14459CZ



**TUB FAUCET TRIM KIT
DELTA**
Item: DT2759CZ



12" RAIN HEAD
Item: D52158CZ25



PLUMBING FIXTURES

UPGRADES

UPGRADE PACKAGE #18



TRINSIC MATTE BLACK
FINISH



**KITCHEN FAUCET
PULL DOWN SPRAY
DELTA**

Item: D9159BLDST
1 Hole - 1 1/4"



**BATHROOM FAUCET
8" CENTERSET
DELTA**

Item: D3559BLMPUDST
3 Hole - 1 1/16" - 8" CS
**Additional hole templating fees apply*



**HAND HELD SHOWER
DELTA**

Item: D51799BL



**SHOWER FAUCET TRIM KIT
DELTA**

Item: DT14259BL



**TUB & SHOWER FAUCET
TRIM KIT
DELTA**

Item: DT14459BL



**TUB FAUCET TRIM KIT
DELTA**

Item: DT2759BL



12" RAIN HEAD

Item: D52158BL25



PLUMBING FIXTURES

UPGRADES



see what Delta can do

BAR FAUCETS



**BAR FAUCET - CHROME
4" CENTERSET**

DELTA
Item: D1903DST
2 Hole - 1 1/2"



**BAR FAUCET
BRILLIANCE STAINLESS
4" CENTERSET**

DELTA
Item: D1903SSDST
2 Hole - 1 1/2"



**BAR FAUCET
ARCTIC STAINLESS
SINGLE HOLE**

DELTA
Item: D1959LFAR
1 Hole - 1 1/2"



**BAR FAUCET
MATTE BLACK
SINGLE HOLE**

DELTA
Item: D1959LFBLL
1 Hole - 1 1/2"



**BAR FAUCET - CHROME
SINGLE HOLE**

DELTA
Item: D1959LF
1 Hole - 1 1/2"



**BAR FAUCET
CHAMPAGNE BRONZE
SINGLE HOLE**

DELTA
Item: D1959LFCZ
1 Hole - 1 1/2"



**BAR FAUCET
BLACK STAINLESS
SINGLE HOLE**

DELTA
Item: D1959LFKS
1 Hole - 1 1/2"



PLUMBING FIXTURES

INCLUDED



Electric Water heaters are standard
AO Smith Brand
50 Gallon



Individual water shut offs included on
faucets & toilets

UPGRADES

ADDITIONAL PLUMBING UPGRADES

- Additional Gas line stub
- Gas Water heater ILO Electric
- Additional Exterior water spigots
- Basement bar rough-in
- Additional 50 gallon water heater
- Laundry Room sink (Plan specific) – refer to sink section
- Utility sink in basement – refer to sink section



TOILETS

INCLUDED



STANDARD TOILET

Item: PF1400TWH / PF5112WHM / PFTSEC100WH / White
Height to Rim: 14 - 5/8"
Width: 15 - 3/4"
Depth: 28 - 1/4"

UPGRADES



COMFORT HEIGHT EXTENDED BOWL TOILET

Item: PF1403TWH / PF5112WHM / PFTSEC2000WH / White
Height to Rim: 17"
Width: 15 - 3/4"
Depth: 30 - 1/4"



INCLUDED

KITCHEN SINK



PROFLO - DOUBLE BOWL KITCHEN SINK

Item: PFSR332264

L: 33" x W: 22" x D: 6"

Stainless Steel - Overmount

Supplier: Ferguson

UPGRADES

KITCHEN SINKS



SERENITY - SS - SINGLE BASIN

Item: 318UM18

L: 30" x W: 18" x D: 9.5"

Stainless Steel - Undermount

Supplier: Rocktops



SERENITY - SS - 50/50

Item: 3218UM

L: 32" x W: 18" x D: 9.5"

Stainless Steel - Undermount

Supplier: Rocktops



SERENITY - SS - 60/40

Item: 3221UM

L: 32" x W: 21" x D: 9.5" & 7"

Stainless Steel - Undermount

Supplier: Rocktops

UPGRADES

KITCHEN SINK



**KOHLER – CAIRN
SINGLE BASIN**

Item: K-8206-CM6
L: 34" x W: 22" x D: 9.5"
White – Undermount
Supplier: Rocktops



KOHLER – CAIRN – 50/50

Item: K-8199-CM6
L: 34" x W: 19" x D: 9.5" & 9.5"
White – Undermount
Supplier: Rocktops



KOHLER – CAIRN – 60/40

Item: K-8204-CM6
L: 34" x W: 19" x D: 9.5" & 7"
White – Undermount
Supplier: Rocktops



**KOHLER – WHITEHAVEN
FARMHOUSE**

Item: K-5827-0
L: 33" x W: 22" x D: 9.5"
Cast Iron – White – Undermount
Supplier: Rocktops
**Requires cabinet alterations + upgrade*



**BLANCO – DIAMOND
SINGLE BASIN**

Item: 441768
L: 33" x W: 18" x D: 9.5"
Anthracite – Undermount
Supplier: Rocktops



**BLANCO – PRECIS
SINGLE BASIN**

Item: 440149
L: 32" x W: 19" x D: 9.5"
Anthracite – Undermount
Supplier: Rocktops

**Cutting boards or metal grates are not included*

UPGRADES

KITCHEN SINK



BLANCO – DIAMOND – 50/50

Item: 440184
 L: 32" x W: 20" x D: 9.5" & 9.5"
 Anthracite – Undermount
 Supplier: Rocktops



BLANCO – DIAMOND – 60/40

Item: 440179
 L: 32" x W: 19" x D: 9.5" & 8"
 Anthracite – Undermount
 Supplier: Rocktops



BLANCO – PERFORMA CASCADE SINGLE BOWL

Item: 440064
 L: 32" x W: 20" x D: 10" & 8"
 Anthracite – Undermount
 Supplier: Rocktops



BLANCO – PRECIS – 50/50

Item: 516322
 L: 30" x W: 19" x D: 8" & 8"
 Anthracite – Undermount
 Supplier: Rocktops



BLANCO – PRECIS – 60/40

Item: 441128
 L: 33" x W: 18" x D: 9.5" & 9.5"
 Anthracite – Undermount
 Supplier: Rocktops



BLANCO – PRECIS CASCADE SINGLE BOWL

Item: 519450
 L: 29" x W: 18" x D: 8" & 5.5"
 Anthracite – Undermount
 Supplier: Rocktops

**Cutting boards or metal grates are not included*

INCLUDED

UPGRADES

BATHROOM SINK



OVAL BATHROOM SINK

Item: Cultured Marble
L: 16" X W: 13"

Color is the same as counter top
Multiple colors to choose from



RECTANGLE BATHROOM SINK

Item: Cultured Marble
L: 18" X W: 12"

Color is the same as counter top
Multiple colors to choose from

UPGRADES

UPGRADED BATHROOM SINKS

- Select when tops are granite or quartz
- Undermount application
- Serenity - 15" x 12" oval bathroom sink - Item: SVC1512WH - is included with countertop upgrade



SERENITY – OVAL BATHROOM SINK

Item: SVC1613WH
L: 16" x W: 13" x D: 6"

White – Undermount
Also available in Bisque color
Supplier: Rocktops



SERENITY – RECTANGLE BATHROOM SINK

Item: SVC1912H
L: 19" x W: 12" x D: 6"

White – Undermount
Also available in Bisque color
Supplier: Rocktops

UPGRADES

BATHROOM SINK



KOHLER – ARCHER

Item: K-2355-0
 L: 20" x W: 15" x D: 4"
 White – Undermount
 Supplier: Rocktops



KOHLER – CAXTON

Item: K-2210-0
 L: 20" x W: 16" x D: 4"
 White – Undermount
 Supplier: Rocktops



KOHLER – VERTICYL

Item: K-2882-0
 L: 20" x W: 16" x D: 3"
 White – Undermount
 Supplier: Rocktops



KOHLER – VOX

Item: K-2660-1-0
 L: 23" x W: 18" x D: 4"
 White – Vessel
 Supplier: Rocktops

UPGRADES

BAR SINKS

- If home comes with a bar option
- Undermount application with granite or quartz tops



SERENITY – SS – 18" BAR SINK

Item: 1618UM18
 L: 18" x W: 16" x D: 9"
 Stainless Steel - Undermount
 Supplier: Rocktops



SERENITY – SS – 23" BAR SINK

Item: 2317UM18
 L: 23" x W: 17" x D: 9"
 Stainless Steel - Undermount
 Supplier: Rocktops



BLANCO – PERFORMA – 15" BAR SINK

Item: 440079
 L: 15" x W: 15" x D: 9"
 Anthracite - Undermount
 Supplier: Rocktops



BLANCO – RONDO – 18" ROUND BAR SINK

Item: 511632
 DIA: 18" x D: 6"
 Anthracite - Undermount
 Supplier: Rocktops

UPGRADES

UTILITY SINK

- If home comes with laundry cabinet / sink option



PROFLO – SINGLE BASIN UTILITY SINK

Item: PFLT2522D
 L: 24.5" x W: 22" x D: 13.5"
 White – Overmount
 Supplier: Ferguson



PROFLO – SINGLE BASIN WALL MOUNT UTILITY SINK

Item: PFLT2123W
 L: 23" x W: 22" x D: 13"
 White – Wall Mounted
 Supplier: Ferguson



PROFLO – DOUBLE BASIN FREESTANDING UTILITY SINK

Item: PFLT4024
 L: 40" x W: 24" x D: 11.25"
 White – Freestanding
 Supplier: Ferguson



SHOWERS / TUBS

INCLUDED

- Shower pan sizes will vary per plan
- Jacuzzi tubs, standard tub, showers & free standing tubs will vary per plan and are not available in every plan
- Larger walk-in showers require custom concrete shower pans with tile base



PLASTIC RECTANGLE SHOWER PAN
Proflow



5' TUB BASE
(Requires tiled walls)



**1 PIECE FIBERGLASS TUB /
SHOWER UNIT**



**1 PIECE FIBERGLASS SHOWER
UNIT WITH SEAT**



SHOWERS / TUBS

INCLUDED

- Freestanding tubs only available in certain floor plans
- Size restriction for tub length on certain floor plans (please confirm prior to selection)
- All freestanding tubs fixtures will be deck mounted
- Fixtures are not included



SOAKER TUB – DROP IN 60"

Mansfield Pro-Fit – White
Deck mounted fixture



WHIRLPOOL TUB – DROP IN 60"

Mansfield Pro-Fit – White
Deck mounted fixture

FREESTANDING TUBS

***Deck mounted fixture required**



AIDEN I 65"



APHRODITE 67"



DREAMER 67"



GRACEFUL I 59"
GRACEFUL II 67"



SHOWERS / TUBS

UPGRADES

- Freestanding tubs only available in certain floor plans
- Size restriction for tub length on certain floor plans (please confirm prior to selection)
- All freestanding tubs fixtures will be deck mounted
- Fixtures are not included



AIDEN II 69"



**AMUR I 70"
AMUR II 72"**



CONTOUR 68"



ELYSIUM 67"



FIJI 67"



**KASKADE I 71"
KASKADE II 72"**



**REFLECTION I 59"
REFLECTION II 67"
REFLECTION III 72"**



ZEN 63"



SHOWERS DOORS

INCLUDED

- Bathtubs do not come with shower doors
- Some walk-in showers do not include shower doors. Review *Included Features* sheet per plan
- Clear glass is used if not specified



DOOR AND PANEL WITH FRAME
Shown in Chrome



BYPASS DOOR WITH FRAME
Shown in Chrome

STANDARD FINISH

- Chrome

GLASS OPTIONS

- Clear
- Obscure
- Door + panel standard height is 69" tall 75" tall is available as an upgrade
- Bypass door standard height is 70" tall 76" tall is available as an upgrade

UPGRADED FINISHES



EXAMPLE OF BRUSHED NICKEL



EXAMPLE OF OIL RUBBED BRONZE

FINISH OPTIONS

- Brushed Nickel
- Oil Rubbed Bronze



SHOWERS DOORS

UPGRADED

3/8" THICK GLASS FRAMELESS DOOR



EXAMPLE OF BRUSHED NICKEL
Door with additional glass panel



EXAMPLE OF OIL RUBBED BRONZE
Door with additional glass panel

FINISH OPTIONS

- Chrome
- Brushed Nickel
- Oil Rubbed Bronze
- Matte Black



SQUARE HANDLE
Chrome, Brushed Nickel, Matte Black, Oil Rub Bronze



ROUNDED HANDLE
Chrome, Brushed Nickel, Matte Black, Oil Rub Bronze, Brushed Bronze & Satin Brass



LADDER HANDLE
Chrome, Brushed Nickel, Matte Black, Oil Rub Bronze, Satin Brass



DISPOSALS

INCLUDED

- Disposal switch is located under the kitchen sink



**1/3 HP InSinkErator
CONTINUOUS FEED GARBAGE DISPOSAL**

UPGRADES



COUNTERTOP AIR SWITCH

COLOR OPTIONS

- Chrome
- Brushed Nickel
- Oil Rubbed Bronze
- Black
- Brushed Gold



APPLIANCES



GE APPLIANCES

APPLIANCE PACKAGE A



30" 4 BURNER ELECTRIC RANGE

GE Freestanding – Black
Model #: JB625DKBB
or equivalent



24" DISHWASHER

GE Freestanding – Black
Model #: GGDF510PGRBB
or equivalent



OVER THE RANGE MICROWAVE

GE Freestanding – Black
Model #: JNM3163DJBB
or equivalent

DISCLAIMER: Model # subject to change by manufacturer without notice



APPLIANCES



APPLIANCE PACKAGE A2



30" 4 BURNER ELECTRIC RANGE

GE Freestanding – Stainless Steel
Model #: JB625RKSS
or equivalent



24" DISHWASHER

GE Freestanding – Stainless Steel
Model #: GDF510PSRSS
or equivalent



OVER THE RANGE MICROWAVE

GE Freestanding – Stainless Steel
Model #: JNM3163RJSS
or equivalent

DISCLAIMER: Model # subject to change by manufacturer without notice



APPLIANCES



APPLIANCE PACKAGE B



**30" 4 BURNER ELECTRIC
COOKTOP**

GE Stainless
Model #: JP3030DJBB
or equivalent



30" WALL OVEN

GE Stainless
Model #: JTS3000SNSS
or equivalent



24" BUILT-IN MICROWAVE

GE Stainless
Model #: PEB7227ANDD
or equivalent
with Trim Kit #: JX7227SLSS



24" DISHWASHER

GE Stainless
Model #: GDF510PSRSS
or equivalent



WALL MOUNT HOOD

GE Stainless
Model #: VKH28SLDSS
or equivalent

DISCLAIMER: Model # subject to change by manufacturer without notice

- Upgraded appliance package requires upgraded cabinet design option



APPLIANCES



GE APPLIANCES

APPLIANCE PACKAGE C



30" 4 BURNER GAS COOKTOP

GE Stainless
Model #: JGP3030SLSS
or equivalent



30" WALL OVEN

GE Stainless
Model #: JTS3000SNSS
or equivalent



24" BUILT-IN MICROWAVE

GE Stainless
Model #: PEB7227ANDD
or equivalent
with Trim Kit #: JX7230SLSS



24" DISHWASHER

GE Stainless
Model #: GDF550PSRSS
or equivalent



WALL MOUNT HOOD

GE Stainless
Model #: VKH28SLDSS
or equivalent

DISCLAIMER: Model # subject to change by manufacturer without notice

- Upgraded appliance package requires upgraded cabinet design option



APPLIANCES

FRIGIDAIRE

APPLIANCE PACKAGE D



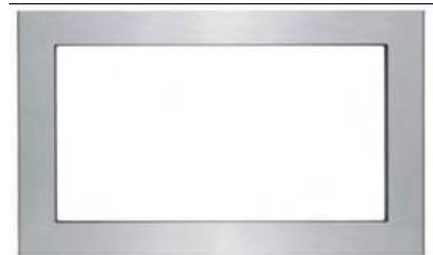
30" 5 BURNER GAS RANGE

Frigidaire Pro Series- Stainless
Model #: FPCFG3078AF
or equivalent



24" BUILT-IN MICROWAVE

Frigidaire Pro Series- Stainless
Model #: FPMO227NUF
or equivalent



MICROWAVE

Trim Kit #: MWTK27FGUF



24" DISHWASHER

Frigidaire Pro Series- Stainless
Model #: FPID2498SF
or equivalent



WALL MOUNT HOOD

Frigidaire Pro Series- Stainless
Model #: VKH28SLDSS
or equivalent

DISCLAIMER: Model # subject to change by manufacturer without notice

- Upgraded appliance package requires upgraded cabinet design option



APPLIANCES

FRIGIDAIRE

APPLIANCE PACKAGE E



30" 5 BURNER GAS RANGE
Frigidaire Pro Series- Stainless
Model #: FPCFG3078AF
or equivalent



24" BUILT-IN MICROWAVE
Frigidaire Pro Series- Stainless
Model #: FPMO227NUF
or equivalent



MICROWAVE
Trim Kit #: MWTK27FGUF



24" DISHWASHER
Frigidaire Pro Series- Stainless
Model #: FPID2498SF or equivalent



36" RANGE HOOD
Frigidaire Pro Series- Stainless
Model #: FHWC3655LS or equivalent
(free standing)

DISCLAIMER: Model # subject to change by manufacturer without notice

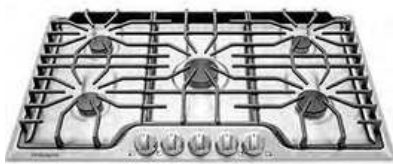
- Upgraded appliance package requires upgraded cabinet design option



APPLIANCES

FRIGIDAIRE

APPLIANCE PACKAGE F



36" 5 BURNER GAS COOKTOP

Frigidaire Pro Series- Stainless
Model #: FFGC3626SS or equivalent



30" ELECTRIC WALL OVEN

Frigidaire Pro Series- Stainless
Model #: FPEW3077RF or equivalent



24" BUILT-IN MICROWAVE

Frigidaire Pro Series- Stainless
Model #: FPMO227NUF
or equivalent
with Trim Kit #: MWTK27FGUF



24" DISHWASHER

Frigidaire Pro Series- Stainless
Model #: FPID2498SF or equivalent



WALL MOUNT HOOD

Frigidaire Pro Series- Stainless
Model #: VKH28SLDSS or equivalent

DISCLAIMER: Model # subject to change by manufacturer without notice

- Upgraded appliance package requires upgraded cabinet design option

INCLUDED

- Sherwin Williams Paint colors to be chosen at Design Center
- Cabinets are stained as standard
- ML Campbell stain to be chosen at Design Center

STANDARD PAINT SELECTIONS

Exterior Paint A-100 – Satin Finish	1	Color selection for Base on all 4 sides of home
	1	Color selection for Trim on front only
	1	Accent Color selection for Front door & Garage door
Exterior Stain Super Deck Stain	1	Color selection
Interior Ceiling & Walls		Sherscrub – Flat finish (1 Ceiling color, 2 Wall color selections)
Interior Trim & Doors Enamel		Promar 200 – Semi Gloss or Satin finish (1 Enamel color selection)
Interior Stain		ML Campbell – Satin finish (1 color)

PAINT SHEENS



FLAT



SATIN



SEMI-GLOSS

UPGRADES

- Exterior White Base Colors
- Trim accent color on sides and back of home
- Interior Deep Base Colors Interior Door & Trim different colors
- Eggshell finish on walls
- Garage interior walls
- Deck Staining
- Stain color sampling



EGGSHELL



INSULATION

STANDARD INSULATION

- Exterior walls insulation: R-13 BATTs
- Attic insulation: R-50 Blown cellulose



R-13 BATTs
Kraft Brand or equivalent

UPGRADED INSULATION

- Garage exterior wall insulation
- Interior walls or ceiling for noise reduction



Spray foam insulation in walls



**Blown-in-Blanket System
insulation in walls**

INCLUDED FEATURES

- Duct work is taped and sealed to reduce air leakage
- Duct work is professionally cleaned prior to move in



FURNACE

80% or 92% efficiency is standard depending on the floor plan



AC UNIT 14 SEER



WHOLE HOME HUMIDIFIER GENERALAIRE 4200M

Standard in every home

THERMOSTAT



PRO1 PROGRAMMABLE

- High-res, LCD crisp display with dynamic screens and mirrored glass lens
- Control from anywhere with the Google Home App or
- swipe on the side of the thermostat to adjust manually. HVAC Monitoring to help catch system issues early,
- heating and cooling system alerts, maintenance reminders.

*Included in certain plans, refer to *Included Features Sheet*



NEST WIFI*

FILTRATION



4" MERV 10 FURNACE FILTERS Standard

UPGRADES

- 96% Efficient 2-stage variable speed furnace 106
- 14 SEER AC Unit
- 15 SEER AC Unit



DO YOU SUFFER FROM ALLERGIES? CONCERNED ABOUT THE AIR QUALITY IN YOUR HOME?
THESE UPGRADES MAY HELP.



AIR SCRUBBER SYSTEM
(Air purification, allergy reducer)



FRESH AIR SYSTEM
(Brings fresh air inside)



ERV
Energy Recovery Ventilation System



SUMP PUMPS

INCLUDED

- Sump Pumps come standard in each home



STANDARD DUTY SUMP PUMP
1/3 HP GLENTRONICS CIS-33V



SUMP PUMP
1/2 HP GLENTRONICS CIS-50V

UPGRADES

BATTERY BACKUP UPGRADES

UPGRADES



BATTERY BACKUP SUMP PUMP
SUMP TEK-ALPHA



BATTERY BACKUP SUMP PUMP
ION SYSTEMS HD 35AC+

INCLUDED

- Standard grout lines are 1/8"- 1/4" thick
- Included edge is a tile edge with grout
- HUNDREDS OF TILES TO CHOOSE FROM IN OUR DESIGN CENTER

STANDARD TILE DESIGN



STRAIGHT LAID WITH NO DESIGN
Example

UPGRADES

- All upgraded pattern designs will have additional labor cost and additional tile quantity as some designs have more waste than other to complete the design
- Selecting two or more grout colors is an upgrade

TILE DESIGNS

KITCHEN BACKSPLASH ACCENT EXAMPLES

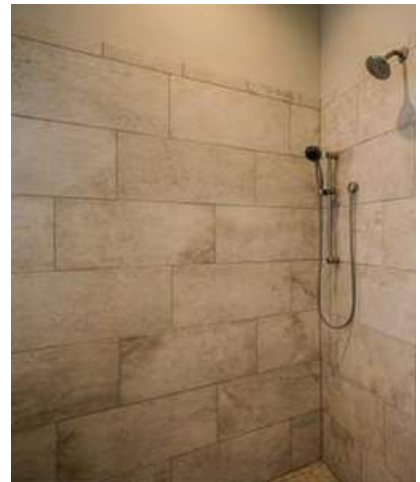


UPGRADES

BRICK PATTERN EXAMPLES



1/3 OFFSET PATTERN EXAMPLES



UPGRADES

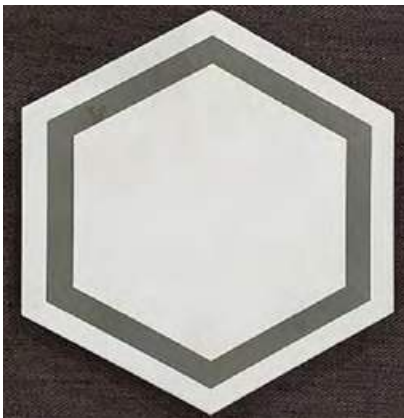
HERRINGBONE PATTERN EXAMPLES



MOSAIC PATTERN EXAMPLES



GEO PATTERN EXAMPLES



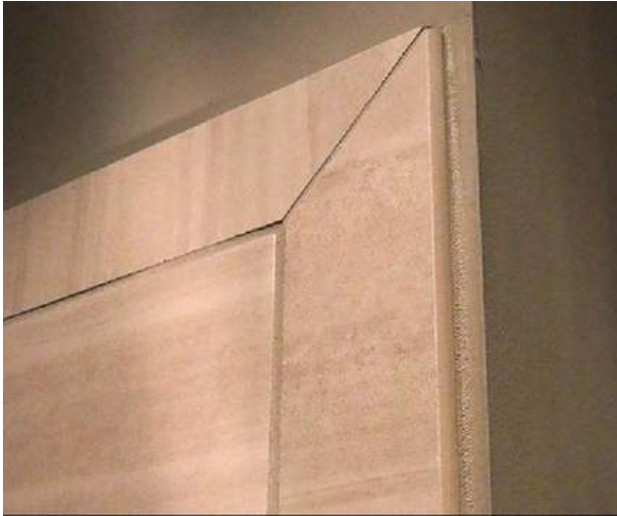
UPGRADES

SHOWER ACCENT EXAMPLES



UPGRADES

EDGE STYLE

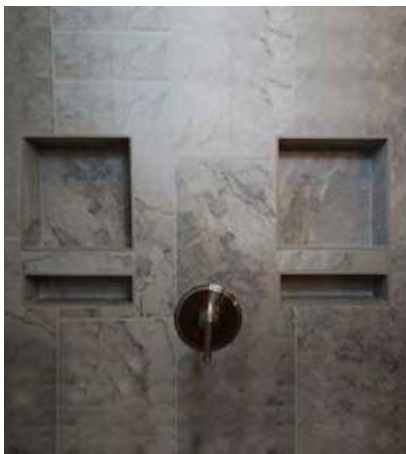


BULLNOSE
Example



SCHLUTER METAL EDGE
Example
Included in Elite + Platinum Series

SHELVES & NICHE



BUILT-IN SOAP NICHE



CORNER TILE SHELF



CORNER 8"X8" GLASS SHELF

INCLUDED

- Solid patterned carpet

EXAMPLES



LARGE SELECTION OF CARPET AT OUR DESIGN CENTER

UPGRADES

- Patterned carpet

EXAMPLES



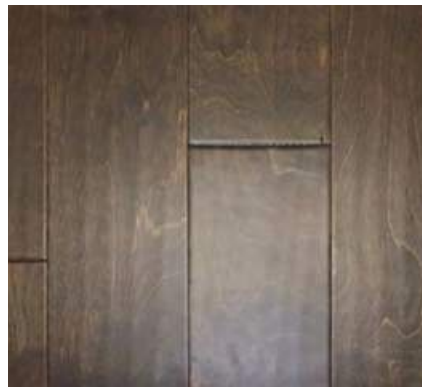


HARDWOOD FLOORS

INCLUDED

- Prefinished hardwood floors 114
- 3/8" - 1/2" thick
- Nail and glue assist install

PREFINISHED HARDWOOD FLOOR EXAMPLES



**MULTIPLE HARDWOOD FLOOR COLORS, SIZES, AND TYPES AVAILABLE
AT OUR DESIGN CENTER**

UPGRADES

- LVT is an upgrade
- Multiple styles to choose from

EXAMPLES



MULTIPLE LVT COLORS, SIZES, AND TYPES AVAILABLE AT OUR DESIGN CENTER



LANDSCAPING & SOD

INCLUDED

- Bluegrass sod is standard
- Landscaping will be installed per allowance
- Trees are determined by community and city

UPGRADES

- Irrigation system
- Additional landscaping (includes meeting with landscaper)
- Fencing (allowance)
- Stone retaining walls (if needed per grade)



- Most common fence used: Montage Majestic/ power coated steel – 4' in height/ black in color.
- Please check with each community HOA for fence requirements.



EXAMPLE OF STONE WALL



EXAMPLE OF IRRIGATION SYSTEM

INCLUDED



STANDARD DOOR BELL



RING DOORBELL CAMERA*

- 1080p HD live video, live view, and with full color night vision
- Advanced motion detection with customizable motion zones
- 155 degree horizontal, 90 degree vertical field of view
- Two-way audio with noise cancellation

*Only included in certain plans, refer to *Included Features* Sheet. Available as an upgrade in other floor plans.

RADON SYSTEM

Depending on the floor plan & *Included Features* your home will have either a passive radon system or a full radon system with a blower motor. We install the system during construction. The vent pipes are hidden inside the walls and not on the exterior of the home. The motor is typically inside the attic.



EXAMPLE OF RADON BLOWER MOTOR



RADON GAUGE EXAMPLE