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## Larkin - Standard Features

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### Exterior Features:

- 2-Car Garages (per plan)
- Inviting Backyard Patio
- Professional Landscaping Package
- Concrete Driveway & Front Walkway
- All Weather Exterior Outlets (2)
- Exterior Hose Bib (2)
- Architectural Shingles
- Low Maintenance Vinyl Siding
- No-Seam Gutters & Downspouts
- Energy Efficient Insulated Doors w/Deadbolt Locks
- Inviting Front Porch (per plan)

### Bath Features:

- Raised Comfort Height Oak Vanities
- Pedestal Sink in Powder Room (per plan)
- Cultured Marble Vanity Tops w/Mirrors
- Chrome Bath Faucets & Accessories
- Low Maintenance Vinyl Flooring

### Energy Efficiency & Safety Features:

- Quality Stick-Built Construction
- 14 Seer Energy Efficient HVAC System w/Heat Pump
- Energy Efficient Insulated Windows w/Screens
- Energy Efficient Electric Hot Water Heater
- Smoke Detectors Per Code
- R-15 Wall Insulation
- Termite Pre-Treatment

### Kitchen Features:

- Oak Finished Cabinets w/Hardware
- Crown Molding on Cabinets
- Laminate Countertops
- Stainless Steel Appliances  
(Range, Dishwasher & Microwave)
- Chrome Faucet w/Sprayer
- Stainless Steel Double Bowl Sink
- Garbage Disposal
- Ice Maker Hookup
- Low Maintenance Vinyl Flooring

### Interior Features:

- 9' Ceilings on 1st Floor (per plan)
- Stain Resistant Wall-to-Wall Carpet
- Spacious Walk-in Closets (per plan)
- Convenient Wire Mesh Shelving System
- Ceiling Fan Prewires (2)
- Cable Jacks (2)

### Home Warranty:

- Ten-year Structural Warranty
- One-year Workmanship Warranty

# Larkin

