

THE Dillas

YES! IT IS INCLUDED

EXTERIOR FEATURES:

Foundation: Brick raised slab foundation

Framing: 2x4 exterior walls, 16" on center, other framing per architectural plan and code

Exterior: Princess-size brick (grey mortar)

Cornice and fascia: Vinyl/Metal – per plan*

Exterior doors: 6'8" fiberglass front door/steel back doors

Steps: Front, rear and garage steps (Wood rails standard if necessary for code, (Iron Rails are optional)

Roof: limited lifetime architectural shingles, Energy efficient radiant barrier roofing

Windows: Energy-efficient vinyl, single-hung, insulated, Low E, screens by Silver Line Windows, an Anderson Company

Shutters: Vinyl – per plan 2 color choices

Gutters: Installed where needed.

Covered porches: Concrete floor, vinyl (beaded board look ceilings) – per plan

Landscape: Package to include irrigation, foundation plants on front, sides and rear, sod front, side and rear yard

Garage: Two-car garage or per plan, automatic door opener, carriage style doors (per plan*) finished sheetrock and painted garage with baseboard trim.

Exterior convenience features: 2 hose bibs, 2 flood lights (front and rear) and 2 exterior ground fault receptacles



COMFORT FEATURES:

HVAC: 14 SEER & Programmable Thermostats, Gas Heat Main (One Z-Wave thermostat included)

Heat Pump Second Level, Zoned Per Plan

Water Heater: Tankless, gas

Insulation: Walls-R-15, attic blown-R-50

Designer Bonus Feature: USB Port for Mobile and Charging Devices in Kitchen

FLOORING:

Hardwoods: Engineered Hardwood in 4 color choices. Hardwoods included on main floor in Living, Dining, Kitchen and Foyer.

Carpet: High quality carpet and padding with many color choices.

Tile: 12 X 12 in Master Bath, Secondary Bath and Laundry Flooring, Lvl 1.

Marketed By: **Nicole Davis 803-760-5016 or 803-748-1234**



Spears Creek Church Road Office

RESIDENTIAL BROKERAGE

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ALL PLANS/RENDERINGS/PHOTOS DISPLAYED ON WEBSITE AND MARKETING MATERIALS ARE CONCEPTUAL AND SUBJECT TO CHANGE. PLEASE SEE SALES CONTRACT FOR YOUR HOME'S SPECIFIC SALES SPECIFICATIONS AND DESIGN, AS ALL HOMES OPTIONS AND FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE. HOMES TO BE COMPLETE TO INDUSTRY STANDARDS. 10-23-2017



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MASTER RETREAT:

Designer Bonus Feature: Custom bath including garden tub and tiled zero entry shower (shape and size per plan).

Private water closet with raised height elongated toilet

Bath vanities: Paint Grade Comfort Height Cabinets. Choice of five, 3cm granite to choose from.

Fixtures: Brushed nickel knobs on drawers and cabinet doors – *See options.

Plumbing: Delta, Ashland series, brushed nickel.

SECONDARY BATHROOMS:

Designer Bonus Feature: Secondary main floor bath includes fiberglass bath and tiled wall surround. Fiberglass tub shower combo on second floor, lavatory faucets, tub and shower valves. – Raised height elongated toilets.

Bath vanities: Paint Grade Comfort Height Cabinets. Choice of five, 3cm granite to choose from.

Fixtures: Brushed nickel knobs on drawers and cabinet doors – *See options

Plumbing: Lavatory faucets, tub and shower valves –Delta, Windemere series, brushed nickel.

CUSTOM TRIM PACKAGE:

Trim: One (1) piece 4 5/8 "crown trim in all main floor rooms except baths, laundry and where vaulted.

Wainscoting: (judges panels) in foyer & dining area, paint grade material and painted finish.

Baseboards: 7 1/4" MDF throughout , (5 1/4" in closets).

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INTERIOR FINISHES:

Ceilings: Smooth ceilings throughout home –
Nine- foot (9') ceiling heights minimum downstairs*

Hardware: Brushed nickel to include: cabinet doors, drawers, interior and exterior doors knobs, door hinges, door stops, towel holders, toilet paper holders, house numbers* (see options) *

Interior Paint: Choice of interior (light) flat wall colors by Sherwin Williams. Sheet rock has primer and one coat color; trim has primer and one coat color – Select up to 2 wall colors plus one trim color.

Interior Doors: Framed casings –6'8" smooth, hollow core, painted "Cambridge" style.

Fireplace: 1 vented, gas log set with granite face with white painted birch mantle (per plan, vented where available*)

KITCHEN:

Gourmet kitchen with Samsung stainless steel appliances – Built-in convection wall oven & microwave, Gas or electric drop in cook top

Kitchen Cabinets: Paint Grade Cabinets

Counter tops: Granite, eased edges, 4" granite backsplash, 5 choices

Kitchen Sink: Faucet-single lever Delta Windemere faucet.

Sink – Two-bowl, under-mount stainless steel

Garbage Disposal: 1/2 HP garbage disposal

Fixtures: Brushed nickel knobs on drawers and cabinet doors.

Lighting: Under mount kitchen cabinet lighting

Pantry: Custom wood pantry shelving

Backsplash: Level 1 tile backsplash/horizontal subway tile pattern, 3x6 size.