

QUALITY INCLUDED FEATURES

EXTERIOR FEATURES

- Hardie-Board with 50 year warranty
- Hardie-Board soffits & fascia
- Aluminum gutters & downspouts
- 30 year GAF architectural roof shingles
- Private asphalt driveways
- **Andersen** maintenance free, energy efficient single-hung vinyl windows
- 6' 8" metal painted six panel front door w/ sidelite
- Andersen Insulated sliding glass door to deck
- 6' 8" Fire Proof door to garage
- Schlage® Plymouth front door hardware
- Two car attached garage, insulated, finished & painted
- Clopay Raised panel garage door
- Liftmaster Garage door openers
- One frost proof exterior faucet in convenient location
- Exterior front and rear decorator lighting
- Basement window wells with escape window
- Professionally designed fully landscaped lot
- Sidewalk to front door and Concrete stoop

INTERIOR FEATURES

- **9' FULL** unfinished basement (8'8" min)
- **9'** first floor ceilings
- **8'** second floor ceilings
- 3 1/4" Select or Better solid oak hardwood flooring in foyer, kitchen, dining room & mud room
- Wall to wall carpeting in balance of home
- 2 panel or 6 panel, painted interior doors
- Painted 5 1/4" baseboard and 3 1/4" painted door trim
- Drywall window returns
- Stairs carpeted with capped half wall
- Schlage® Plymouth interior hardware
- Convenient laundry room with hardwood flooring (per plan)
- Large clothes and guest closets (per plan)
- Decorator style light fixture package (per plan)
- Walk-in lighted closets (per plan)
- Easy-clean wire closet shelving
- 16 recessed can light allowance

LUXURIOUS BATHS

- Luxury master bath w/ tiled shower & framed shower door
Moen® Eva faucets in a double vanity with two (2) under-mount sinks
- Jack-n-Jill Bath w/ 3 piece surround tub/shower, Moen® Chateau faucets in a double vanity with two (2) under-mount sinks
- Powder Room has a Pedestal sink with Moen® Branford faucets and plate glass mirror

Moen® Plumbing Fixtures
Sterling by Kohler toilets

Level 2 Granite
12 x 12 Floor Tile

KITCHEN

- - **GE® Stainless Steel** appliance package:
 - 30" Freestanding gas oven/range
 - Built-in multiple cycle dishwasher,
 - Microwave hood
 - Side by Side refrigerator/freezer
- Level 2 granite countertops
- Double bowl under-mount stainless steel sink
- InSinkerator garbage disposal
- **Moen®** Chrome kitchen sink faucet w/ pull-out spray
- Furniture finished 42" maple cabinetry

UTILITIES

- Municipal sewer and private well
- 200-amp electrical service
- 13-Seer central air conditioning
- High-efficiency gas forced furnace
- High efficiency 50 gallon hot water heater
- Advanced home wiring telephone / television jacks (2 each included)
- Gas supply and vent hookup for optional dryer
- 1/2" conduit wiring
- Underground utilities
- Exterior remote water meter readout

QUALITY CONSTRUCTION

- 2x6 exterior walls
- Drywall screwed to reduce nail pops and cracks
- Ground fault interrupting protection outlets
- **Tyvek®** or equal house wrap cap nailed for air infiltration barrier
- 3/4" sub flooring to reduce squeaks
- R-21 fiberglass insulation in all exterior walls
- R-49 ceiling attic insulation
- Interconnected smoke and carbon monoxide detectors on each floor and in each bedroom hardwired with battery back-ups

POPULAR UPGRADES

Finished basements

10' First Floor, (9'2nd) Ceilings

Basement Bath Rough In

Hot Water Re-Circulating Pump

2nd 50 Gallon Hot Water Heater

Sealed, Direct Vent Gas Fireplace

Larger Molding & Trim Packages

Iron Balusters w/ Oak Handrail

Custom Staircase

Dual Zone HVAC

8' Tall Doors

Hardwood on 2nd Floor

Upgraded Appliances

Upgraded Granite

Garage door keypad

The above features are currently proposed to be included in and specific to your Karen's Corner home. In the interest of continued improvement and to meet changing market conditions, Fidelity Wes reserves the right to modify maps, floor plans, exteriors, specifications, features and product types without notice or obligations. Please consult Sales Associate for more and current information. Rev 2/2018

