

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
- Maintenance free, energy efficient single-hung vinyl windows
- 6' 8" metal painted six panel front door w/ sidelite
- 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 with 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
- 4 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 1 x 8 baseboard and 1 x 4 painted door trim
- Drywall window returns
- Stairs, custom milled oak stair with iron spindles
- Schlage® Plymouth interior hardware
- Convenient 1st floor laundry room with hardwood flooring (per plan)
- Large clothes and guest closets (per plan)
- Decorator style light fixture package (per allowance)
- Walk-in lighted closets (per plan)
- Easy-clean wire closet shelving in secondary closets with custom shelving in master closet and pantry
- 20 recessed can light allowance

LUXURIOUS BATHS

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

Moen® Plumbing Fixtures
Sterling by Kohler toilets

Level 2 Granite
12 x 24 Floor Tile

KITCHEN

- - **Viking Stainless Steel** appliance package:
 - 30" Freestanding gas oven/range
 - Built-in multiple cycle dishwasher,
 - Hood
 - Frigidaire Side by Side refrigerator/freezer
- Quartz countertops
- Double bowl under-mount stainless steel sink
- In-Sinkerator garbage disposal
- **Moen®** Chrome kitchen sink faucet w/ pull-out spray
- Furniture finished 42" white shaker cabinetry

UTILITIES

- Municipal sewer and private well
- (city water where available)
- 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
- 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

The above features are currently proposed to be included in and specific to your Fidelity Wes 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.

POPULAR UPGRADES

Finished basements	Custom Staircase
10' First Floor, (9'2 nd) Ceilings	Dual Zone HVAC
Basement Bath Rough In	8' Tall Doors
Hot Water Re-Circulating Pump	Hardwood on 2 nd Floor
2 nd 50 Gallon Hot Water Heater	Upgraded Appliances
Sealed, Direct Vent Gas Fireplace	Upgraded Granite
Larger Molding & Trim Packages	Garage door keypad
Iron Balusters w/ Oak Handrail	

Options Subject to Change

