

# THE MEADOWS DISTINCTIVE FEATURES

Combining classic design with modern features

## EXTERIOR

- Hardie Cement Board Siding – 30 Year Limited Warranty
- Hardie Trim – 50 Year Limited Warranty
- Hillcrest Style Garage Doors
- Windsor Windows with Grids – Low E, Limited Lifetime Warranty
- Covered Outdoor Living Area
- Professionally Designed Landscape Package including Fully Sodded Yard
- CertainTeed Architectural Roof Shingles – 50 Year Limited Warranty
- High Grade Felt Under Roofing Ensures Maximum Protection
- Roof Decking includes Energy-Saving Radiant Barrier Foil Backing in Attic
- Washed Pea Gravel Drives and Porches

## CONSTRUCTION AND ENERGY EFFICIENCY

- Batt Insulation, R-13 Manufactured Fiberglass in Walls, R-30 Fiberglass in ceilings
- HVAC System by Carrier, 5 Year Parts & 10 Year Compressor Warranty
- Gas Furnaces . Warranty: 20 years heat exchanger, 1 yr. labor, 5 yr. parts (10 yr. parts if registered by homeowner at [www.carrier.com](http://www.carrier.com) within 90 days of closing)
- Sub Floor 3/4" Tongue and Groove Nailed, Glued & Screwed when installed
- Roof Decking is Tech Shield Radiant Barrier
- Narien Tankless Water Heater with 7-10 yr. manufacturer warranty
- Full Security Alarm downstairs
- One Year Builder Warranty

## KITCHEN

- GE Appliances Includes Gas Range, Double Oven, Microwave, and Dishwasher
- Custom Built Wood Cabinetry with Self-Closing Doors & Drawers
- Custom Wood Vent Hood in Kitchen
- Granite/Quartz Countertops
- Stainless Steel Under Mount Sink, (Upgrade to Stainless Steel or White Fireclay Farm Sink at additional cost)
- Tile Backsplash in Kitchen

## BATH FEATURES

- Custom Built Cabinetry with Self-Closing Doors & Drawers
- Primary Shower includes Tiled Seat
- Free standing tub in primary bath
- Moen Bath Fixtures in Chrome & Nickel, Upgrade to Matte Black for additional cost
- Granite/Quartz Countertops

## INTERIOR

- 9' Smooth Ceilings Downstairs and Upstairs
- 6 1/2" Engineered Oak Hardwood Floors with 25 Year Limited Surface Warranty, Lifetime Structural Warranty
- Quality Trim Work throughout
- Custom Built Mud Locker and Hooks (Per Plan)
- Ornamental Iron Railing
- Custom Lighting in Entry, Dining, Kitchen and Gathering Room



*The Builder reserves the right to modify or change floor plans, materials, and features without prior notice or obligation.*

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