



POND VIEW HOLLOW Standard Features

Exterior Design:

- Siding – Maintenance-free premium vinyl with shutters where applicable
- Roof – 30 year asphalt/fiberglass shingle, architectural design
- Windows – Low-E thermal tilt windows with integrated grills
- Insulated steel overhead garage doors w/openers (2) and touch pad
- Choice of 10x12 P.T. deck or patio; as site conditions allow.

Interior Decor:

- Ceilings – 8' first floor and 8' second floor, smooth finish.
- Walls – Satin finish builders choice
- Woodwork – White semi-gloss paint, one color throughout
- Doors – 6 panel molded, smooth finish, painted
- Flooring – luxury vinyl plank on the first floor and upstairs hall way. Tile Bathrooms, vinyl flooring in the Laundry Room and carpet in the Bedrooms.
- Closets – single level white wire shelving
- Pantry/Linen Closets – four level wire shelving where applicable
- Custom interior trim package – 3-1/2" Stafford casing for windows and doors, 5-1/4" base trim on the first floor 2-1/2" Colonial casing for windows and doors, 3-1/4" base trim on the second floor
- Staircase (2 story) – Carpet with open rails
- Brushed nickel hardware & hinges; lever style hardware.

Electrical:

- Electrical outlets and switches, per code
- 150 amp underground service, underground communications
- Lighting fixtures per builder's selection
- 6 communication outlets (Telephone and/or cable)
- Exhaust fan/light in bathrooms

Heat and Hot Water:

- Gas fired forced warm air heat, 2-zone, A/C
- On Demand hot water

Landscaping:

- Paved Driveway and walkway
- Precast or poured concrete porch
- Yard to be raked, loamed and seeded
- Landscaping and Shrubs for the Front Elevation Only

Utilities:

- City Water & Sewer
- Natural gas
- Underground Electrical, Cable, & Phone Service

Structural:

- Construction pursuant to local building code
- Foundation, basement floor, footings – poured concrete
- Insulation – R21 in the walls, R38 in the attic

Bath and Plumbing Fixtures:

Main and Master Bath

- Fiberglass tubs or showers as per plan
- Granite with under mount sinks - Master Bath
- Cultured marble with integrated sinks - Main Bath

Kitchen and Appliances

- Stainless steel, single bowl sink
- Faucet with built-in spray
- Stainless Steel Dishwasher, Microwave, Range/Oven, and Refrigerator.

Cabinets and Vanities

- Custom Designed Kitchen and Bathroom Cabinetry featuring dove-tail drawers, solid plywood construction, and crown molding, Color, wood, & profiles from builder's selection.
- Kitchen Countertops – Granite from builder's selection
- Soft close cabinets

Smart Home

- Wifi Thermostat
- Ring Doorbell