



STANDARD FEATURES AND INCLUSIONS 1292 SWAN PETER LANE BERTHOUD, CO

QUALITY CONSTRUCTION FEATURES

- Individually engineered concrete foundation with a basement
- Basement floors are hand finished smooth with control joints placed as needed.
- Mechanical compaction during backfill of foundation excavation
- Concrete foundation walls- 8" thick and 9 ft. tall-on spread footings
- Perimeter foundation drain system
- TJI floor joist system
- 2x6 exterior wall construction
- 3 car garage (per plan) with sheetrock walls. Walls are taped and textured but not painted.
- Copper electrical wiring throughout home
- GFI safety outlets located in kitchen, bathroom, and garage
- Passive radon system
- Low volt wiring organizer box in mechanical room

EXTERIOR DESIGN FEATURES

- Steel overhead insulated (R-13) garage doors are Raynor Aspen 138 (or equal). Includes electric operator on each door plus a wall mounted keypad entry.
- One garage door opener per garage bay
- Garage service door with ½ glass and deadbolt per plan
- Garage coach lights (3)
- GAF Timberline limited lifetime roofs shingles in a variety of colors
- Exterior cultured stone per plan
- 8" Smart Lap exterior siding, primed with custom site applied paint finish per plan
- Seamless galvanized gutters
- Custom cast 'stone look' address plate
- 2 hose bibs
- Exterior weatherproof outlets
- Recessed cans in front porch and patio per plan
- Bedroom window wells with escape windows (if wells are needed)
- Covered concrete patio, size is per plan
- Tube sconces for lighting on patio and garage service door per plan
- Deck is wired for a cable tv and surround sound. Gas stub out for owner's barbeque unit is included.

INTERIOR DESIGN FEATURES

- 9 ft. main level ceilings -Vaulted, coffer, and/or tray ceiling as specified per plan
- Engineered hardwood flooring (Contempo) throughout Entry, Dining Room, Kitchen, Powder Bath, and selected corridors per plan
- All bedrooms are carpet (Anderson Tuftex Nylon Value-Wayfarer, Wanderer, One More Hour patterns)
- Knock down texture on ceilings and walls with rounded or square bullnose corners
- Oil rubbed bronze, black, or brushed nickel lever style interior door hardware
- Great room fireplace is a Heat-n-Glo Mezo 48" Horizontal gas fireplace with mantle, floating shelves, and stone (or tile) on all 3 sides -Laundry room has stock quartz countertops (Stoneworks Group 2), tile flooring, and an undermount stainless steel utility sink.
- Painted solid core shaker style doors
- Painted trim package with high profile trim, nominal 5" tall
- Great Room, Kitchen, Dining, and Study windows are cased

- Interior paint selection of one color on all walls and ceilings with a second color for trim
- Central HUB wiring with CAT 5 phone wire and coax tv cable in Great Room, Master Bedroom, secondary bedroom(s)/study, and basement family room
- Great Room, Basement Family Room, and outdoor patio are pre-wired for surround sound
- Designer light package with chandelier in Dining Room/Area (per plan), pendants above island, disk lights in laundry room and master closet, ceiling fans in Great Room, Master Bedroom, and Study, Bathrooms are all above vanity light fixtures, 6" cans throughout the home
- Smoke alarm system

ENERGY EFFICIENT FEATURES

- Two Navien tankless hot water heaters
- 95% high efficiency natural gas fired furnace complete with supply registers, returns, bath fans and vents in each bathroom (per plan), combustion air, dryer vent, flu vent, and vent for water heater
- Humidifier
- Hot water re-circulation pump for hot water demand
- Exterior wall insulation is blown in blanket insulation R-23
- Garage walls are insulated to R-13 and ceiling is insulated to R-19
- R-49 insulation value in flat ceilings
- Draft stops and mechanical pipe penetrations are foam sealed
- Windows are Milgard single hung Trinsic series, which are energy efficient and double pane single hung windows-mixture of operable and fixed glass units. Windows have a painted exterior in a variety of colors, inside of the window is white.
- 8' tall front entry door- high quality Therma Tru paintable fiberglass insulated door with a 3 point locking system and entry hardware
- Complete house wrap (Barricade brand/Tyvek or equal) is provided and installed beneath siding and cultured stone -Lennox 3 Ton seer 13 air conditioning unit with line prep
- Programmable thermostat

KITCHEN FEATURES

- High quality cabinet package-Tharp Cabinetry- with a variety of stain colors and door profiles to choose from. Cabinet hardware and soft close feature included
- Drawers have dovetail joints with full extension glides and soft close feature
- Under cabinet lighting (LED tape and channel) with a light rail
- Stock quartz countertops (Stonework's Level 4) with full tile backsplash up to the bottom of the vent hood
- Kitchen-aid appliance package includes gas cooktop with range hood, microwave/convection oven, dishwasher, and ½ horse power garbage disposal with countertop mount switch
- Under mount Blanco Silgranite sink with pull-out faucet
- Pantry is painted particle board shelving with quartz countertop (Stonework's Group 1)

BATHROOM FEATURES

- Master bath includes large shower with a concrete shower pan, and dual sinks. Stock quartz counters (Stoneworks Level 4) with quartz backsplash.
- Stock Quartz (Stonework's Group 2) countertops in all secondary bathrooms
- Shower tiles are full height to ceiling with accent tiles
- Master Bath and Guest Bath mirrors are full width to vanity and extend above light fixtures
- Tile flooring in all bathrooms (except Powder Bath is wood)
- Bathroom hardware includes 1 towel ring per sink, toilet tissue holder, and 24" towel bar with a robe hook in Master Bath. Towel ring and toilet tissue holder in powder bathroom
- Powder bath is a floating cabinet with under cabinet lighting. Countertop is stock quartz (Stoneworks Level 4). Tile is a full height, wall to wall, feature wall. Mirror included.

BASEMENT FEATURES

- 10 ft. ceiling height
- Heat-n-Glo SL7 fireplace with stone (split face ledgestone or tile) up to the mantle and on all 3 sides -Rough-in for future wet bar

FRONT YARD LANDSCAPING

- As per HOA guidelines
- Actual design is TBD