



STANDARD FEATURES – HERON LAKES

QUALITY CONSTRUCTION FEATURES

- Individually engineered concrete foundation with a basement
- Unfinished 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 10 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 textured and primed, 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 coach lights
- Boral tile 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/deck per plan
- Bedroom window wells with escape windows (if wells are needed)
- Covered deck (size is per plan) with concrete patio below
- Sconces for lighting on deck and patio below
- Deck is wired for a cable tv and surround sound. Gas stub out for BBQ is included.

INTERIOR DESIGN FEATURES

- 10 ft. main level ceilings
- Vaulted, coffer, and/or tray ceiling as specified per plan
- Engineered hardwood flooring (Grand Pacific) throughout Entry, Dining Room, Kitchen, Powder Bath, Study, and selected corridors per plan -All bedrooms are carpet (Anderson Tuftex Pose or Sketch pattern)
- 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 an Extraordinaire Horizontal gas fireplace with mantle and large format 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
- All windows are trimmed and cased
- Interior paint selection of one color on all walls and ceilings with a second color for trim

INTERIOR DESIGN FEATURES cont'd

- Central HUB wiring with CAT 5 phone wire and coax tv cable in Great Room, Master Bedroom, and secondary bedroom(s)/study
- Great Room, Basement Family Room, and outdoor deck are pre-wired for surround sound
- Designer light package with chandelier in Dining Room/Area (per plan), pendants above island, can lights in laundry room and master closet, ceiling fans in Great Room, Master Bedroom, and Study, Bathrooms are all above vanity light fixtures or sconces, 4" cans throughout the home
- Professional closet system in master closet (design is TBD)
- Low volt wiring for electric window coverings in Great Room, Kitchen, and Master -Smoke alarm system

ENERGY EFFICIENT FEATURES

- Two Navien high efficiency gas tankless 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 line 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 Trinsic series, which are energy efficient and double pane casement windows-mixture of operable and fixed glass units.
- 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
- 2 slabs quartz Cambria Luxury series countertops with full tile backsplash
- Jenn Air appliance package includes gas cooktop with range hood, double wall oven, microwave, dishwasher, 48" built-in refrigerator, and ½ horse power garbage disposal with countertop mount switch -Under mount Blanco Silgranite sink with pull-out faucet
- Pantry is melamine cabinet material with quartz countertop (Stonework's Group 1) Butler's
- Pantry is one slab quartz Cambria Luxury series.

BATHROOM FEATURES

- 5 piece master bath includes soaker tub, separate shower with concrete shower pan, and dual sinks -Delta brand fixtures
- Stock Quartz (Stonework's Group 3) countertops in all 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 a remnant from the Cambria Luxury series slabs. Tiled full height feature wall. Mirror included.

BASEMENT FEATURES

- Family room with carpet
- Rec area with LVP flooring
- Wet bar with quartz countertop (Group 3), bar fridge, sink and faucet, LVP flooring (Moda Living 7" wide planks), and island pendants -Horizontal fireplace with full height large format tile on all 3 sides
- Powder Bath with quartz countertop (Group 3), tiled feature wall, tile flooring