

**Aarons Cess - Included Features**

**Exterior Features**

* Attractive custom-designed home plans specifically created for today’s modern lifestyles
* Brick, stone & fiber cement exteriors per plan with architecturally detailed elevations
* Solid core exterior doors with deadbolt locks for added security
* Premium landscape package including sodded front yard to front corners of home
* Multi zone irrigation front yard to front corners of home
* 30-year asphalt dimensional shingle roof
* 6” aluminum gutters and downspouts per plan
* 2 or 3 car garage, fully painted (flat white) with 16’ x 8’ (over standard height) gallery style doors with decorative hardware and ½ HP chain driven garage door openers and 2 remotes
* Three “frost free” exterior water faucets
* Two exterior rated electrical outlets

**Interior Features**

* Choice of Sherwin Williams paint colors for walls, ceiling and trim plus one additional room color
* 3 Piece 7” crown molding in foyer, dining room & master bedroom per plan
* 10’ Ceilings on the main floor, 9’ ceilings on second floor
* 8’ doors on main floor, 6’8” doors on second floor
* 3-1/4” Casing on all windows and doors
* 7” baseboard moldings on main level and 5” baseboard molding upstairs
* Smooth ceilings throughout home with decorative options per plan
* Satin nickel or bronze door hardware (other options available as an upgrade)
* Ceiling fan in family room, master bedroom, and bonus room
* Premium lighting packages from Grahams Lighting with generous allowance
* Smart Panel with 5 TV outlets, 2 phone outlets & 3 Data CAT5 ports
* 5” Engineered hardwood in foyer, kitchen, dining room, great room, breakfast room & powder room per plan
* Shaw Performance carpet & upgraded 8 lb. carpet pad in carpeted areas
* 42” direct vent gas fireplace with painted manteland tile surround hearth (additional decorative treatment options available per plan)

**Kitchen**

* Choice of granite counter tops from designer curated selections
* Custom designed cabinet layouts with choice of stained or painted cabinets, to include 42” upper cabinets and soft close doors and drawers throughout
* Choice of high quality decorative cabinet hardware options
* GE or Whirlpool Stainless Steel appliance package - 36” gas cook top, vent hood, built in single oven, dishwasher, built-in microwave per plan
* Large pantry with ventilated shelving per plan
* Under-mount stainless steel sink

**Master Retreat**

* Freestanding acrylic soaking tub per plan
* Separate full tile shower with framed shower door
* Double vanities with choice of granite countertops from designer curated selections
* Private water closet
* Choice of ceramic tile from designer curated selections
* Spacious master closet with wood shelving - per plan
* 36” cabinets with choice of painted or stained finishes
* Soft close cabinet doors and drawers
* Elongated comfort height toilet

**Secondary Baths/Powder Room**

* 5’ Acrylic tub with tile walls
* Choice of ceramic tile from designer curated selections
* 36” Cabinets with choice of painted or stained finishes
* Soft close cabinet doors and drawers
* Choice of granite countertops from designer curated selections with under-mount sink
* Pedestal sink in powder room per plan
* Elongated comfort height toilet in powder room

**Utility Room**

* Choice of ceramic tile flooring from designer curated selections
* 220V electrical outlet
* 42” Upper cabinets above washer and dryer – per plan

**Additional Feautres**

* Split HVAC systems per plan with programmable thermostat on all floors
* 14 SEER AC unit
* Tankless gas water heater - per plan
* Poured concrete foundation/traditional concrete footing with CMU block per lot
* Structurally engineered floor system
* Traditional stick framed walls and roof structures
* All sub flooring nailed and glued down to minimize floor squeaks
* Smoke detectors in all bedrooms and as required by local building and fire codes
* Carbon Monoxide detectors on each level
* R-30 Ceiling and R-13 framed exterior wall insulation
* Termite soil treatment
* Low E vinyl single hung windows
* 4 hours consultation with professional designer for selections (pre-sales only)
* 1- year Builder warranty

\*\* Large selection of upgrades and customization available for pre-sales