



# Standard Features

The  
**Bungalows**  
55+ NEIGHBORHOOD

## Exterior

- Custom Designed Elevations with Stone & Brick
- Hardie Siding
- Architectural Roof Shingles
- Step-less Entry
- Carriage Style Garage Door w/ Openers
- Upgraded 8' Front Doors
- Insulated Vinyl Windows
- Covered Patio (Optional Screen)
- Professional Landscaped and Sodded Yards
- Irrigation System
- Two Exterior Spigots
- Electrical Outlet in Front and Rear

## Interior

- Open Airy Floor Plans with 36" door openings
- 10' Ceilings on First Floor w/ Coffered Trim
- 5 ¼ Baseboards throughout main level
- 8' Interior Doors on main level
- LVT Engineered flooring on all main level living
- Tile Flooring in all Bathrooms and Laundry room

## Kitchen

- Stainless Steel Appliances
- Custom Range Hood w/ Vent
- Custom Design Cabinetry
- Double Trash Pull Out
- Soft Close Door and Drawer Technology
- Granite or Quartz Countertops
- Tile Backsplashes
- Disposal

## Technical & Energy Saving Features

- R-30 Ceiling Insulation
- R-13 Exterior Wall Insulation
- High Efficiency House Wrap
- Durable OSB Wood Exterior Sheathing
- Smoke Detectors & Carbon Monoxide Detectors
- Phone / Data / TV Cable Prewired
- Pre-Wired for Security
- 50 Gallon Hot Water Heater
- High Efficiency HVAC System
- Utility Sink located in Garage

## Family Room

- Fireplace w/ Wood Shiplap or Stacked Stone
- Rustic Beam Mantle
- Coffered Ceiling detail with Recessed Lighting
- Built-in Cabinetry (Carlyle Floorplan)
- Ceiling Fan w/ Light

## Master Bedroom

- Spacious suite
- Trey ceiling detail with crown molding
- Ceiling Fan w/ Light

## Master Bath

- Custom Cabinetry
- Granite or Quartz countertops
- Decorative Framed Mirrors
- Comfort Height Toilet w/ Grab Bars
- Decorative Zero-Entry Tiled Showers
- Frameless Glass Shower Enclosure
- Handheld Shower, Bench w/ Grab Bars
- Walk-in Closet

## First Floor Full Bath

- Custom Cabinetry w/ Marble Top
- Decorative Framed Mirror
- Walk-In Shower
- Comfort Height Toilet

## Second Level

- Large Guest Suite w/ Separate Bedroom
- Full Bath includes Tub/Shower
- Walk-in Closet
- Walk-in unfinished storage space

