

## Watermill Standard Features

### INTERIOR

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Smooth 9' Ceilings Downstairs, 8' Ceilings Upstairs  
Vaulted Ceilings and Two Story Entry, per plan  
Shaw Hardwood Flooring in Entry, Family Room, Dining Room, Kitchen and Nook  
Shaw Stain Resistant Carpet with a 6lb Pad  
Hardwood Treds on Main Staircase  
Stained Oak Handrail on Staircase  
Iron Spindles on Staircase, per plan  
Tile Flooring in all Full Baths, per plan  
Tile Flooring in Utility Room  
Crown Molding in Dining, Formal Living Room, Kitchen, & Master Bedroom, per plan  
Two Piece Crown Molding in Entry  
Coffered Ceilings in Dining Room  
Wainscoting in Dining Room, per plan  
Picture Frame Window Casings  
5.25" Oversized Baseboards on First Floor  
3.25" Door Casing  
2 Panel, Arch Top, Smooth Interior Doors  
Ventless Fireplace w/Tile & Logs Standard, Propane Tank provided by Buyer  
Pre-Wired for 6 Cable or Phone Outlets  
Ceiling Fan with Light Kit in Family Room, Bonus Room, & Master Suite  
Cultured Marble Vanity Tops in all Full Baths  
Oil Rubbed Bronze Finish Plumbing Fixtures, Lighting and Hardware, per selections  
Pedestal Sink in Powder Room, per plan

### KITCHEN

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Maple Cabinets with Crown Molding  
Oil Rubbed Bronze Cabinet Hardware  
Granite Counter Tops with Tile Backsplash  
Upgraded Delta Faucet in Stainless  
50/50 Undermount Sink  
Whirlpool Dishwasher and Microwave  
Whirlpool Built-in Electric Cooktop and Single Oven, per plan  
Sound Insulated Garbage Disposal  
Icemaker Connection  
2 Pendant Lights over the Island

### GARAGES

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Painted White Garages Including Walls and Ceilings except Basements  
Electric Garage Door Opener  
Two Car Garage, 3 Car Optional  
Side or Plaza Entry Garage, per plan

### EXTERIOR

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Four Sides Brick with Vinyl Siding Accents, per plan  
8' Entry Door with Oil Rubbed Bronze Door Handles  
Dimensional Fiberglass Roof Shingle with 30 Year Manufacturer's Warranty  
Aluminum Gutters and Downspouts, Drain Pipe Extended 5' from House  
14 x 12 Patio or Deck, per plan  
Two Exterior Water Faucets  
Outdoor Electrical Outlet in Front and Back  
Aggregate Driveway and Front Sidewalk  
Fully Sodded Front Yard, Installed to Front Corners of Home  
Landscape Package Including One Tree

### MASTER SUITE

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Tray Ceiling in Master Suite, per plan  
Raised Vanities with Double Sinks  
Large Walk-in Closet, per plan  
Ceiling Fan Pre-Wired and Double Switched for Light Combination  
Oil Rubbed Bronze Plumbing Fixtures and Accessories  
Tile Flooring in Master Bath  
Separate Tile Shower with Oil Rubbed Bronze Door  
Oversized Garden Tub, per plan  
Master Bath Mirror over Vanity

### SAFETY AND ENERGY ENGINEERED FEATURES

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Enclosed Conditioned Crawl Space  
LP® TechShield® Radiant Barrier Roof Sheathing  
Front and Rear Security Flood Lights  
Dead Bolts on All Exterior Doors  
Insulated Metal Exterior Doors  
R-38 Blown Insulated Flat Ceiling  
R-13 Batt Insulation  
R-19 Batt Insulation in Vaulted Areas  
R-30 Batt Insulation in Vaulted Areas per plan  
50 Gallon Electric Water Heater  
Insulated Single Hung Low E Vinyl Windows  
Decentralized Waste Water Collection by Adenus, Wilson Co. Waste Water Authority

### CUSTOMER SATISFACTION

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One Year Written Builder's Warranty  
Pre-Occupancy Orientation & Walk-Through  
Personal Appointment with a Qualified Designer

Standard Features are subject to change without notice with substitutions of equivalent quality. All features are per plan. The brochure insert is for information purposes only and is not part of a legal contract.

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