

## Wynbrooke Standard Features

### EXTERIOR

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Four Sides Brick with Vinyl Siding Accents, per plan  
8' Entry Door with Brushed Nickel 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

### 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  
Carpet on the Stairs with Oak End Caps, per plan  
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 Entry, Master Suite & Formal Living Room, per plan  
Two Piece Crown Molding and Chair Rail in Dining Room  
4.25" Oversized Baseboards on First Floor  
3.25" Door Casing  
2-Panel, Square Top, Smooth Interior Doors  
Ventless Fireplace w/Marble Tile & Gas Starter Standard  
Ceiling Fan with Light Kit in Family Room, Bonus Room, & Master Suite  
Cultured Marble Vanity Tops in all Full Baths  
Brushed Nickel Plumbing Fixtures, Lighting and Hardware, per selections  
Pedestal Sink in Powder Room, per plan

### KITCHEN

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Maple Cabinets with Crown Molding  
Brushed Nickel Cabinet Hardware, per selections  
Granite Counter Tops  
Upgraded Delta Faucet in Stainless  
50/50 Undermount Sink  
Whirlpool Stainless Steel Dishwasher and Microwave  
Whirlpool Stainless Steel Smooth Top Stove  
Sound Insulated Garbage Disposal  
Icemaker Connection

### 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  
Brushed Nickel Plumbing Fixtures and Accessories  
Tile Flooring in Master Bath  
Separate Shower with Brushed Nickel Door, per selections  
Oversized Garden Tub, per plan  
Master Bath Mirror over Vanity

### GARAGES

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Painted White Garages Including Walls and Ceilings Except Basements  
Electric Garage Door Opener  
Two Car Garage, 3 car optional per plan  
Side, Plaza and Front Entry Garages, per plan

### TECHNOLOGY

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Set up for future expansion with conduit from LV panel  
8 total drops of CAT6 or RG6  
In-wall network panel for easy internet provider set-up

### SAFETY AND ENERGY ENGINEERED FEATURES

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Enclosed Conditioned Crawl Space  
Insulated Single Hung Low E Vinyl Windows 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 Gas Water Heater, Electric per plan

### 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.