

## Watermill Standard Features

### **INTERIOR**

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Smooth 9' Ceilings Downstairs, 8' Ceilings Upstairs  
Vaulted Ceilings and Two Story Entry's, per plan  
5" Hardwood Flooring in Entry, Family Room, Dining Room, Kitchen and Stain Resistant Carpet with 1/2" Pad  
Hardwood Stair Treads on Main Staircase  
Oak Staircase Handrail, with Iron Spindles  
Ceramic Tile Flooring in all full baths, per plan  
Ceramic Tile Flooring in Utility Room  
Crown Molding in Dining, Formal Living Room, Kitchen, & Master  
Two Piece Crown Molding in Entry  
5.25" Oversized baseboards on first floor  
3.25" Door Casings  
Coffered Ceilings in Dining Room  
Wainscoting in Dining Room, per plan  
Picture Frame Window Casings  
Roman Style, Smooth Skin Interior Doors  
Un-vented Fireplace w/Tile & Logs Standard, Propane Tank provided by Pre-Wired for 6 Cable or Phone Outlets  
Ceiling Fan 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 Pedestal Sink in Powder Room

### **KITCHEN**

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Maple Cabinets with Crown Molding  
Brushed Nickel Type Cabinet Hardware  
Granite Counter Tops  
Undermount Sink with Pull-out Faucet  
Stainless Steel Dishwasher and Microwave  
Stainless Steel Smooth top stove  
Sound Insulated Garbage Disposal  
Icemaker Connection

### **GARAGES**

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Fully Painted Garages Including Walls and Ceilings except Basements  
Electric Garage Door Opener  
Two Car Garage, 3 car optional  
Side, Plaza or Front Entry Garage

### **EXTERIOR**

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Four sides brick with premium siding accents per plan  
8' Entry Door with Oil Rubbed Bronze Door Handles  
Dimensional Fiberglass Roof Shingle with 30 Year Manufacturer's Aluminum Gutters and Downspouts with Landscaping Drains  
14 x 12 Patio or Deck, per plan  
Two Exterior Water Faucets  
Outdoor Electrical Outlet in Front and Back  
Aggregate Driveway and Front Sidewalk  
Insulated Single Hung Low E Vinyl Windows  
Fully Soded 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  
Large Walk-in Closet per plan  
Ceiling Fan Pre-Wired and Double Switched for Light Combination  
Oil Rubbed Bronze Faucets  
Raised Vanities with Double Sinks  
Ceramic Tile Flooring in Bath  
Separate Tile Shower with Oil Rubbed Bronze Door  
Oversized Soaking Tub, per plan

### **SAFETY AND ENERGY ENGINEERED FEATURES**

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LP® TechShield® Radiant Barrier Roof Sheathing  
Decentralized Waste Water Collection by Adenus, Wilson Co.  
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  
50 Gallon Electric Water Heater  
Enclosed Conditioned Crawl Space

### **CUSTOMER SATISFACTION**

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One Year Written Builders Warranty  
Pre-Occupancy Orientation & Walk- Through  
Qualified Designer for Assistance in Selection Process

**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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