



## Features Included in the Midtown Collection

### ***Smart Home Package***

- Choice of Amazon Alexa or Google Nest Component Package
- Schlage Sense™ Smart Door lock with Wi-Fi adapter
- Plug-In Wi-Fi Smart Switch
- Smart Switches (3)
- Google Nest Thermostat
- MyQ® Garage Door Opener

### ***Smart Tech Wiring***

- 2 cable
- 2 phone

### ***Energy Features***

- Rheem® 50-gallon electric water heater
- Vinyl low-E glass windows
- Carrier® up to 96.5% efficient gas furnace with ECM fan
- OSB exterior sheathing
- R-19 insulation in 2x6 walls
- R-38 blown-in/batt ceiling insulation
- Zurn PEX Flexible Pipe Plumbing System
- Tyvek® house wrap reduces air infiltration (per plan)
- Energy Star dishwasher

### ***Architectural Features***

- 2x6 construction on exterior walls
- 24" on-center studs in 2x6 exterior walls

### ***Exterior Features***

- Ankmar® insulated steel garage door with frosted glass windows
- Coach lamps on garage
- 1 hose bib in garage (Builder selects location)
- 2 exterior outlets
- GAF | Timberline® Natural Shadow® roof shingle
- MoistureShield® composite decking and traditional railing (when applicable)
- Optional exterior elevation
- Full yard landscape with irrigation (varies by plan & by lot)  
\*Homeowner modification not permitted prior to close
- Approx. 5 ft. stained cedar wing fence (varies by plan & by lot)

### ***Entry***

- ThermaTru® fiberglass entry door with frosted glass windows
- Schlage Dexter® thumb latch style satin nickel door hardware
- Mannington Restoration Collection laminate flooring in entry



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### *Kitchen*

- Granite slab countertops
- Flat panel square oak cabinets w/42" uppers & crown molding (per plan)
- 8" deep Sterling undermount double bowl stainless steel sink
- Moen® pullout faucet - single hole
- Moen® 1/3 hp disposal
- Whirlpool® stainless steel smooth top range (per plan)
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel Energy Star dishwasher
- Spacious pantry with wood shelving (per plan)
- Recessed can lighting (per plan)
- Ice maker hook-up
- Mannington Restoration Collection laminate flooring in kitchen

### *Master Suite*

- Oversized walk-in closets
- Undermount double vanity lavs (per plan)
- 46" high full-length plate glass mirrors over vanities
- Granite slab countertops
- 12" Ceramic tile floors
- 3" x 6" shower tile surround
- 36" vanity Height in Master Bath
- Ceiling fan pre-wire
- Acrylic shower base, and custom glass enclosure (per plan)

### *Interior Features*

- Masonite® two-panel painted interior doors
- Painted 3 1/4" base trim, 2 1/4" door casings, 3 1/2" door header
- Drywall knockdown texture
- Sherwin-Williams® ProMar® 400 Zero VOC Low Sheen
- White painted interior trim and doors
- Schlage® Dexter satin nickel round knob style door hardware
- Bedroom ceiling light fixtures
- Brushed nickel lighting
- Moen® chrome bath fixtures
- Moen® chrome bath accessories
- 12" Ceramic tile floors (laundry and all baths)
- Shaw® stain resistant carpet with 1/2", 6 lb. pad
- Mannington Restoration Collection laminate flooring in entry, kitchen, nook, living, and dining (per plan)
- 3" x 6" tile surround on tub and shower (all baths)
- Moen® posi-temp valves for showers
- Sterling® 1.28 gallon comfort height elongated toilets
- Carbon monoxide detectors
- Square drywall corners
- Ceiling fan pre-wire (living room)