

Included Standard Features

THE ORCHARDS OF PARK RIDGE

NEIGHBORHOOD FEATURES

LARGE Traditional Clubhouse featuring;
Salt Water Swimming Pool, Cards and Games Room, Large
Kitchen, Grand Room with Fireplace, Fitness Center,
Restrooms, Flat Screen TV with Enhanced Audio
Barbecue Grille
Sidewalks

EXTRAORDINARY INTERIORS

Quick Delivery Hot Water Recirculating System
Direct Vent Gas Log Fireplace with Automatic Starter
Painted Fireplace Mantel and Tile Surround
SMART Tube Conduit and Electric Outlet over Fireplace
Pre-Finished Hardwood in Foyer, Kitchen, Breakfast
Hi Efficiency Air Conditioning and Heating
Two Zone HVAC Damper system (per plan)
Screen Porch included with Stained Concrete Floor
Sunroom Options
Plentiful 9', 10' & Trey Ceilings
Smooth Ceilings throughout
Crown Molding in 10' Living Room and inside Trey Ceilings
6 Panel Interior Doors
Interior Trim Window Surrounds and 5 1/4" Baseboards
50 Gallon Electric Hot Water Heater
"Satin Nickel" Lever Style Interior Door Hardware
Pre-Wired for Phone & Cable TV/Media
Pre Wired for Security System (Hardware additional)
Double Switch Pre-Wire and Bracing for Ceiling fans in
Living Room, Activities Room & Bedrooms
Rocker Type Light Switches
Laundry Room with Electric Connections for Full Size
Washer and Dryer
Two Car Garage Includes Painted Walls, Ceilings and
Baseboards and Two Electrical Outlets

OPEN KITCHEN

WHIRLPOOL Appliances include: Over the Range Microwave,
Self Cleaning Smoothtop Electric Range, Gas Optional,
Tall Tub Dishwasher
GRANITE Countertops with Ceramic Tile Backsplash
WELLBORN Stained Maple or White Cabinets (upgrades avail,)
Double Bowl Undermount Stainless Steel Sink
DELTA One Piece Polished Chrome Pull Down Faucet
L.E.D Lighting Package (per plan)

CONSIDERABLE BEDROOMS AND BATHS

Large Owner's Retreat with Private Bath and Walk In Closet
KOHLER Comfort Height Commodes in All Bathrooms
DELTA Single Lever Polished Chrome Bath Faucets
Dual Bowl Cultured Marble Vanity Tops in Owner's Bath
Ceramic Tile Floor in all Bathrooms
Raised Men's Vanity in Owner's Bath
Owner's Shower features Glass Enclosure with Maintenance Free
Cultured Marble Shower Pan, Walls and Shower Seat
Guest Baths Include Steel Tub with Cultured Marble Surround

QUALITY EXTERIORS

Covered Porch Areas at Front Door with Stained Concrete
Professionally Coordinated Exterior Color Palettes
Gutters and Downspouts
Energy Efficient LOW-E Double Pane White Vinyl Windows
Gracefully Designed Brick Exteriors
Architectural Style Fiberglass Roof Shingles
Low Maintenance Cement Fiber Siding
Asphalt Driveways
Easy Access 16' Wide Garage Doors
Electric Garage Door Opener, Remotes and Exterior Keypad

Seller Reserves the Right to Modify Features List with Comparable Products and or Materials
Without Prior Written Notice. 3-15-17

