

# Included Standard Features

## THE ORCHARDS OF CENTRAL PARK

### NEIGHBORHOOD FEATURES

#### LARGE Traditional Clubhouse featuring:

Salt Water Swimming Pool, Grand Room, Oversized Kitchen, Conference Room, Parlor, Fitness Center with TV, Restrooms and Wireless Audio  
Barbecue Grille  
Sidewalks  
Full Landscape Maintenance including Irrigation

### 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  
Multi Zone HVAC Damper system (per plan)  
Screen Porch included with Stained Concrete Floor  
Sunroom Options  
Plentiful 9', 10' & Trey Ceilings (per plan)  
Smooth Ceilings throughout  
Crown Molding in 10' Living Room and Trey Ceilings  
2 Panel Interior Doors (8' Tall Doors in Cottages)  
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 (per plan)  
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 Three 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 Cabinets (upgrades avail.)  
Undermount Stainless Steel Sink (3 Styles available)  
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 "Farm House" Style Exteriors  
Architectural Style Fiberglass Roof Shingles  
Low Maintenance Cement Fiber Siding  
Asphalt Driveways on Ranch Condominiums  
Concrete Driveways on Villa Townhomes and Cottage Homes  
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. 7-15-19

