



## COTTAGE SERIES STANDARD FEATURES

### INVITING KITCHENS

#### *Kitchen Appliance Package Includes:*

- 30" Electric range w/4 burner ceramic cooktop
- Combination microwave/range hood
- "Energy Star" 24.5 cu. ft. counter depth side-by-side refrigerator w/In-Door-Ice Plus ice dispensing system
- "Energy Star" fully integrated built-in dishwasher w/Sheer Clean direct feed wash system & "Quiet Partner III" insulation system
- 1/2 HP garbage disposal

#### *Kitchen Cabinet Package Includes:*

- Upgraded 42" cabinets in choice of style & finish w/crown molding & light rail
- Granite countertops with 4" granite backsplash
- Double basin stainless steel sink
- Brushed nickel one-handle pull-out faucet with sprayer

### INTERIOR ELEGANCE & STYLE

- Hardwood Flooring on 1<sup>st</sup> floor (except baths & laundry)
- Heat producing vented gas fireplace w/choice of painted colonial mantle, slate surround & flush hearth in family room

#### *Interior Trim package includes:*

- 1 piece crown molding on 1<sup>st</sup> floor
- Chair rail & panels in dining room
- 5 1/4" Baseboard molding
- 3" Window & door casing
- 8' Hollow core raised panel interior doors on 1<sup>st</sup> floor
- Door knobs & hardware in choice of finish
- Oak stained boxed handrails with painted baluster
- Oak treads & painted risers
- Pre-designed closets with vented shelving
- Designer lighting package (Sapphire Level)
- Choice of upgraded continuous filament stain resistant carpet with 8 lb. carpet pad
- Smooth ceilings throughout
- Soft finish low VOC latex paint throughout w/white ceilings & trim & choice of pre-selected wall color
- Laundry room connections with 2 ventilated shelves

### ENERGY SAVING BUILDING STANDARDS

- Zoned 13 S.E.E.R. Gas heating system with electric AC
- Thermal double-pane, single-hung tilt-in windows w/grids & screens
  - Energy efficient house wrap weatherization system
  - R-30 cellulose ceiling insulation with all penetrations sealed
  - R-30 fiberglass batts slope ceiling insulation
  - R-13 fiberglass batts exterior wall insulation
- 50 gallon gas quick recovery gas hot water heater
- Ridge & soffit attic ventilation system

### FOR YOUR SECURITY & SAFETY

- Smoke detectors in all bedrooms with battery back-up
- Deadbolt locks on all exterior hinged doors
- Upgraded exterior lighting package

### LUXURIOUS BATHS & POWDER ROOM

#### *Master Bath Features Include (Per Plan):*

- Garden soaking tub & separate shower w/framed glass enclosure (except Oleander plan)
- Double vanities with cultured marble countertops & integral sinks
- Designer faucets, control valves & coordinating accessories (Sapphire Level)
- Decorative cabinet hardware in coordinating finish
- Ceramic tiled showers & tub surrounds with mold proof backing
- Designer vanity light fixtures (Sapphire Level)
- Exhaust fans in all baths
- Elongated toilets
- 36" back-saver vanities in full baths
- Pedestal sink in powder room
- Ceramic tile flooring

### THE LATEST IN EXTERIOR DETAILS

- Architecturally designed elevations & coordinated exterior color schemes
- Metal roof – 26 gauge galvalume steel plus 5V
- Low maintenance fiber cement board siding
- Fiberglass decorative front door (transom per plan)
- Decorative door handle on front door
- Concrete driveway & lead walk w/mulched walkways
- 2 Exterior weatherproof hose bibs
- Concrete patio
- "V" groove painted porch ceiling
- Charleston style exterior trim detail with shutters (per plan)

### ENGINEERING DISTINCTIONS

- Engineered & reinforced concrete footers
- 3/4" Weather resistant sub-flooring system
- *Engineered ceiling heights:*
  - First Floor 10'
  - Second Floor 9'
- Corrosion resistant CVPC water pipes
- Exterior walls with 2x4 framing with 7/16" OSB sheathing
- All homes pre-engineered to meet 130 mph high wind performance standards

### WIRED FOR YOUR CONVENIENCE

- 200 AMP electrical service
- Home wiring system with 3 TV & 3 2-line phone taps (choice of location)
- Switched overhead lights w/ceiling fan pre-wire in all bedrooms
- Switched ceiling fan w/light in master bedroom & family room
- 2 electric receptacles in garage
- 2 exterior weatherproof outlets

### PROTECTING YOUR INVESTMENT

- 1-Year Herrington Homes Limited Warranty
- 1-Year Appliance Manufacturer Limited Warranty
- 1-Year Termite Treatment Warranty
- 1-Year Mechanical Trade Partner Limited Warranty
- 10-Year Structural Limited Warranty

### NEIGHBORHOOD FEATURES

- Professionally designed landscape plans (lot specific)
- Sodded yard
- Sprinkler System