

Highland Grove South Standard Features

DISTINCTIVE INCLUDED FEATURES

- 10-Year Residential Warranty Insured by Centricity
- **Guaranteed Electric and Gas Utility Bills for 2 years**
- Overhead lights in all bedrooms includes fan supports
- Structured wiring for fiber optic service from AT&T or Northstate. Includes central hub, cat 6 to exterior, great room and upstairs. Coax to exterior and 5 interior coax locations.
- Automated home system includes video doorbell and keyless front door deadbolt.
- 9' ceilings on the main level
- Garage door opener, two remotes with exterior keypad and Wi-Fi capability (phone app control)
- Crown molding in Dining Room and Foyer
- 5-1/4" Baseboards throughout
- Decorative chair rail in the dining room
- 3-inch plank hardwood floors in the Foyer
- Ceramic Tile Tub Surround in the Owner's Bath
- Wrought Iron spindles and Oak Handrails on first floor staircase
- **Natural gas heat and 50-gallon water heater**
- High Output Natural Gas Fireplace with blower and remote with custom mantle and slate surround

QUALITY CONSTRUCTION FEATURES

- Professionally applied House wrap
- 3/4" tongue and groove sub-floor glued & nailed on second floors
- Advanced framing techniques used to eliminate "dead" corners and eliminate waste
- Engineered Floor and Roof System
- **"Jamb Saver" Exterior door frames**

ENERGY SAVING FEATURES

- Insulated doors and MI double-glazed argon filled high efficiency low-E vinyl tilt windows
- R-15 batt insulation in exterior walls, R49 blown fiberglass attic insulation and R10 Slab Insulation
- Sealed bottom plates to prevent air intrusion
- Energy efficient natural gas furnace and 14 SEER central air conditioning
- GE Stainless Steel Energy Star Appliances
- Sealed and insulated ductwork
- **HERS Rated for Energy Efficiency by third party inspector**

KITCHEN FEATURES

- Flowing, functional and innovative designs
- Stainless Steel GE Appliances: smooth top range, vented range hood and dishwasher
- Disposal
- Custom Granite countertops with deep double bowl stainless steel sink

- Moen Camerist Chrome faucet with sprayer
- Staggered height Marsh kitchen cabinets with Crown Mold, and angled upper corner cabinets with glass fronts per plan
- Ceramic Tile Backsplash

BATH FEATURES

- Chrome Moen Eva faucets
- Easy maintenance smooth wall fiberglass Tub/Shower enclosures
- 36" comfort height vanities in all baths
- Cultured marble vanity tops in bathrooms
- Mirrors in all baths

EXTERIOR FEATURES

- 30-year warranty GAF Architectural shingles
- 2 coach lights at garage
- Outside water hose-bib (2)
- Outside weatherproof electrical outlet (2)
- Professionally landscaped yard with sodded front yard, 2 trees and 7 shrubs
- Low maintenance vinyl siding with vinyl trim
- Raised panel shutters
- Aluminum seamless gutters and downspouts
- 12'x12' concrete patio

INTERIOR FEATURES

- Two panel arched top hardboard interior doors
- Wood wrapped window jambs with applied casing
- Ceiling fan and light installed in Family Room
- Stain Release plush carpeting in choice of colors
- Drywalled and painted garage interior
- Durable no-wax vinyl flooring in choice of colors
- Smoke and Carbon monoxide detectors per code
- Ventilated, vinyl-coated "Total Slide" Closet Maid shelving in closets
- Designer brushed nickel finish light fixtures and door hardware



**ROYAL
HOMES**
BUILT BETTER LIVE BETTER

