

Glennstone Standard Features

DISTINCTIVE INCLUDED FEATURES

- 10-Year Residential Warranty Insured by Centricity
- *Guaranteed Electric and Gas Utility Bills for 2 years*
- *Smart Home technology powered by CPI includes Qolsys Panel, Skybell Doorbell Camera, z-wave Thermostat and MyQ garage door opener*
- *Overhead lights in all bedrooms includes fan supports*
- *Wall TV and fiber ready! Central panel with 1 coax, 2 Cat-6 drops and 2 HDMI runs for equipment placement away from TV in Great room. 1 Cat-6 and 1 Coax upstairs. Fiber conduit to central panel*
- *9' ceilings on the main level*
- *Garage door opener, two remotes with exterior keypad and Wi-Fi capability*
- *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*

