

# Westmoreland Place Standard Features

## DISTINCTIVE INCLUDED FEATURES

- 10-Year Residential Warranty Insured by Centricity
- Smart Home technology powered by CPI includes Qolsys Panel, Skybell Doorbell Camera, Z-wave Thermostat and MyQ garage door opener
- Guaranteed Electric and Gas Utility Bills for 2 years
- 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 and side yards and 20 ft of the rear yard, 2 trees and 7 shrubs
- Low maintenance fiber cement siding with vinyl trim
- Raised panel shutters
- Aluminum seamless gutters and downspouts
- 12'x12' concrete patio

## INTERIOR FEATURES

- Two panel arched top Masonite 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

## ADDITIONAL FEATURES

- Homes Sound Engineered to meet 30db noise reduction
- STC32 Window Glass
- Resilient Channels installed at exterior walls where required



EQUAL HOUSING  
OPPORTUNITY

8/22/19



ROYAL  
HOMES  
RIGHT HOMES. LIVE BETTER.