

Preserve at Singing Hills 50's Included Features

Striking Exteriors

- Architecturally designed exteriors with stone, brick and stucco detailing (varies by plan and elevation)
- Three-sided masonry architecture provides low maintenance living (per plan)
- Stucco primed with an acrylic primer and elastomeric topcoat to reduce cracking (per plan)
- Architectural dimensional shingles with 30-year limited warranty
- Covered front porch (per plan)
- Insulated wood grain fiberglass front door with transom window above (per plan)
- Decorative exterior lighting
- Cast limestone address block
- Vinyl windows with divided lite pattern on front of home
- Easy care screens on all operable windows
- Fiber cement siding per plan
- Two decorative coach lights at garage
- Covered outdoor living area on rear of home
- Waterproof GFCI electrical outlets in front and rear of home
- Exterior hose bibs on front and rear of home
- 6' cedar privacy fence with walk gate (per lot layout)
- Move-in ready sodded front and back yard with landscape package

Dramatic Interiors

- Luxurious hand laid ceramic tile flooring in entry
- Soil resistant carpeting over 3/8" pad
- Hand applied Monterrey finish on walls and ceilings
- Rounded drywall corners throughout home (per plan)
- Decorator wall and ceiling paint with a white accent trim color
- Dramatic ceiling heights varying from 9' (per plan)
- 4 1/2" baseboards throughout, 2 1/2" casing
- Valet area by entrance to home from garage (varies by plan)

Dramatic Interiors - Continued

- Crown molding at formal dining room (per plan)
- Luxurious hand laid ceramic tile flooring in the utility room
- Raised panel interior doors
- Homeowner's choice of any combination of 4 connections for phone (CAT6) or cable (RG6)
- Blocked and wired for ceiling fans at family room and master bedroom
- Dust resistant ventilated closet shelving

Designer Kitchens

- Granite kitchen countertops with under mount stainless steel sink
- One handle faucet with separate sprayer
- Water filtration system
- Decorative ceramic tile backsplash on a diagonal pattern
- Oversized kitchen island
- 30" slide in range
- Microwave and combination vent hood
- Energy Star rated dishwasher
- Luxurious hand laid ceramic tile flooring
- Staggered height upper cabinets with crown molding
- Recessed lighting (varies by plan)
- Spacious pantry (varies by plan)
- Heavy duty 1/3 horsepower garbage disposal
- Pre-plumbed for ice maker



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Attractive Baths

- Raised height vanity cabinets in master bath
- Cultured marble vanity tops with ogee edge and dual sinks in master bath
- Separate oversized glass enclosed shower in master bath
- 12" ceramic tile on master bath shower walls
- Relaxing spacious soaking garden tub in master bath
- Elongated toilets in master and powder bath
- Private toilet area in master bath
- Oversized mirrors with cosmetic lighting above vanities
- Luxurious hand laid ceramic tile flooring in all baths
- Plumbing fixtures with chrome finish in all baths
- 30" X 60" porcelain over steel tub in secondary baths
- 12" ceramic tile on tub walls in secondary bath
- Water resistant sheathing at tub and shower walls
- Cultured marble vanity tops with ogee edge in secondary baths
- Vanity cabinets in secondary baths
- Pedestal sink in powder bath

Energy Saving and Conservation Features

- Energy efficient 15 Seer A/C system
- High efficiency gas furnace system
- Digital programmable thermostat
- Natural gas water heater
- Double pane insulated, vinyl windows with Low e-3 glass
- R13 wall insulation and R30 ceiling insulation
- Radiant barrier roof decking
- Fresh air intake system for improved air quality
- Foil backed ductwork with a R-6 rating
- Polycel sealant around windows and doors
- Phase 2 Polycel sealant around pipe and wire penetrations
- High strength fire rated 5/8" sheetrock at garage walls and ceilings
- Tempered safety glass in exterior passage doors
- Insulated garage door(s)
- Water conserving toilets throughout the home

Quality Construction Features

- Scheduled personal meetings with your own neighborhood project manager at these stages:
 - Pre-construction walk through
 - Pre-drywall walk through
 - Home buyer orientation prior to closing
- Painted garage interiors
- Prewired for garage door opener(s)
- Engineered floor systems on two story homes
- ¾" tongue and groove subfloor glued and nailed to prevent squeaks on two story homes
- Hard wired smoke detectors with battery back-up (locations vary by home)
- Home Team integrated pest control system with hidden tubes in the wall
- Decay resistant treated base plates throughout first floor of home
- Corrosion resistant water supply lines
- Gas furnace in attic provides for quiet operation
- **2-10** 10-year home warranty includes:
 - 10 year limited structural warranty
 - 2 year warranty on mechanical systems
 - 1 year warranty on workmanship items
- Name brand manufacturer's warranties
- Third party inspections at all critical junctures of construction
- Individually designed and engineered post tension concrete foundations
- Individually engineered framing plans

Personalized Features

- Choose from a wide variety of exterior architectural styles, colors and materials
- Scheduled appointments with an accredited decorator to assist you in personalizing your home
- Wide selections of interior choices including carpeting, tile, wood, stone, light fixtures, appliances, cabinets and much, much more
- Architecturally designed structural options to fit your family's needs
- Regularly scheduled follow-up by your neighborhood team to provide updates on your home's progress



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