







# features & BENEFITS

## *Superior* EASY LIVING FEATURES

- Minimal steps at front entry or from garage
- Snow removal for driveway and walkway
- Private covered front entry
- Two-car garage with WiFi enabled door opener, two remotes and keyless garage entry
- Full flight of steps to bonus storage (Non-basement homes only)
- Welcoming, wide foyer
- Double hung tilt-in windows with screens
- Cabinet style pantry in kitchen (per plan)
- Fiberglass walk-in shower in master bathroom
- Easy-to-clean vinyl floors in laundry
- Lever style handles on all doors
- Decora light switches throughout
- WiFi enabled video doorbell (in select communities)

## *Distinctive* INCLUDED EXTERIOR FEATURES

- Maintenance-free, beaded vinyl siding in a choice of colors
- Exterior stone color and style choice (per plan)
- Aluminum gutters, downspouts and wrapped exterior trim
- Two frost-proof hose bibs (per plan)
- Professional landscape package
- Varied roof pitch for architectural diversity
- Architectural roof shingle with 30 year warranty
- Shutters on select windows
- Therma-Tru® front doors with satin nickel hardware
- Front door sidelight or transom (per plan)
- Patio or deck (based on final grade)
- Tree-lined streetscapes (per community)
- Two exterior weatherproof GFI safety outlets
- Exterior lighting on garage & patio
- Public water and sewer (excludes select locations)
- Streetlights (in select communities)
- Underground utilities
- Concrete service walks to driveway
- Insulated garage door(s) with door opener(s)
- Naturally vented roof soffits with ridge vent

## *Preferred*

### **INCLUDED INTERIOR FEATURES**

- Nine foot ceilings throughout first floor, excluding laundry room
- Hardwood in foyer and kitchen
- Walk-in closet(s) in Primary Bedroom
- Crown molding in select locations (per plan)
- 2¼" window casing with sill
- Luxurious Kohler® family brand fixtures throughout
- Volume, sloped, vaulted and tray ceilings (per plan)
- Six panel colonial doors throughout
- Two TV cable and one telephone outlet
- Shaw® carpeting in living area
- Kwikset® brushed nickel lever style handles on all doors
- Kichler® lighting throughout
- Laundry tub in Laundry Room

## *Designer*

### **INCLUDED KITCHEN FEATURES**

- Freestanding kitchen island (per plan)
- Granite countertops
- Hardwood flooring
- 36" Merillat wall cabinetry in choice of White Thermafoil, Maple, or Birch
- 5 recessed lights, including one over sink
- Cabinet-style pantry (per plan)
- Stainless Steel Whirlpool® freestanding electric range with self-cleaning oven
- Stainless Steel Whirlpool® Microwave with recirculating fan above range
- Stainless Steel Whirlpool® multi-cycle dishwasher
- Stainless steel single bowl undermount sink
- Kohler® polished chrome pull out faucet
- Garbage disposal under sink
- Water line for icemaker hook up

## *Luxurious*

### **INCLUDED BATHROOM FEATURES**

- 13 x 13 ceramic tile floor (excluding optional finished basement)
- Oversized vanity mirror
- Primary bathroom 5' fiberglass walk-in shower with glass enclosure
- Double bowl vanity in primary bath (per plan)
- Kichler® brushed nickel lighting
- Kohler® family of brands anti-scalding chrome tub/shower faucets
- Kohler® family of brands chrome lever handle sink faucet
- Cultured marble sink and vanity top
- Exhaust fan/light combo (in select bathrooms)
- Comfort Height® elongated commode
- Comfort height vanities

## *Energy Efficient*

### **INCLUDED HOME FEATURES**

- Each home tested and certified with independent energy audit
- Natural gas forced air heating with 90+ % efficiency
- R-19 total wall insulation & R-40 ceiling insulation (R-38 in volume ceilings)
- Expandable foam installed at all exterior penetrations
- SEER2 central air conditioning and 90% efficiency furnace
- Low-E double hung insulated tilt-in windows with screens
- Energy efficient natural gas tankless water heater
- 200 AMP electric service
- Naturally vented roof soffits with ridge vent
- Therma-Tru® fiberglass front door with core insulation
- Zoned damper control for loft homes
- LED bulbs in select fixtures



## Custom and Personalized OPTIONS

We want you, as a Traditions of America homeowner, to be able to custom-design your home to fit your needs, wants, and desires. Our on-site, professional Designers will help you personalize your new home, and our *DreamHome* Program gives you the ability to move walls and make other interior modifications to fit your style and your life.

### Interior Upgrades

- Sunroom, screen porch & room extensions
- Wood and metal stair spindles
- Energy efficient, natural gas fireplace with slate, marble, stone, or granite surrounds, and painted or stained mantels
- 10 foot ceiling on first floor (excluding garage)
- Customized closet storage systems
- Built-in cabinetry
- Whole home humidifier / electrostatic air purifier
- Chair rail, crown molding, wainscotting, and bead board
- Kitchen backsplash, farmhouse style sink, composite sink
- Under-cabinet LED tape lighting
- Kohler® whirlpool tubs, designer showers and much more
- Additional recessed lighting, ceiling fans, designer fixtures and much more
- Smart Home options including security, home theater and audio systems
- Additional paint color options

### Product Upgrades

- Granite, Cambria® or Silestone® quartz countertops
- Gourmet appliance upgrades
- Mannington® Hardwood and Shaw® eco-friendly Luxury Vinyl Flooring
- Kohler® upgraded faucets
- Medallion® cabinetry with a diverse range of design options
- Shaw® upgraded carpet & padding
- Emser® tile

### Exterior Upgrades

- An array of elevations including Classic, Farmhouse, and Craftsman
- Covered Patio or Deck
- Brick and stone facades
- Enhanced Therma-Tru® front doors
- Kichler® exterior light fixtures
- Gas line for future grill
- Brick or stone paver patios

### Easy Living Options

- Grab bars
- Electrical – Decora switches, stair lighting & floor outlets
- Low-maintenance decking and railing
- Roll-in showers
- Hand held shower heads
- Custom kitchen layouts
- Smart Home options and home security
- Connections and pad for future generator



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Details and specifications may vary per community and floorplan, and may change at any time without notice; See New Home Counselor for details.  
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