



## LITTLE RIVER RUN INCLUDED FEATURES

### **EXTERIOR FEATURES**

- Low maintenance vinyl siding
- Brick or stone accents (per plan)
- 20 year, 3-tab shingles
- 8ft Garage door with decorative glass inserts, with opener and (1) remote
- Professional landscape package includes sod in the front, seed & straw side and rear yards with attractive shrubbery package
- Satin nickel locksets with deadbolts on all exterior doors
- Attractive and durable fiberglass entry door
- Colonial style, vinyl, single hung, tilt windows with integrated grids and screens
- Concrete driveway, front walks and covered patio (per plan)
- (2) Exterior hose bibs and exterior outlets
- Gutters on front and rear of home
- (2) Flood lights on rear of home

### **INTERIOR FEATURES**

- 9' ceilings on first floor with smooth finish
- 2-Panel Square interior doors and satin nickel hardware throughout
- 2¼ door casing and 5¼ baseboard
- Coffered ceiling in formal dining room with wainscoting panels or Accent Wall (per plan)
- LVP flooring in foyer, kitchen, dining and great rooms (per plan)
- LVP in laundry and baths (per plan)
- Buyer's choice of selected carpet colors and 5.5lb carpet pad in bedrooms and bonus (per plan)
- Ventilated closet shelving system
- Ceiling fans in great room and master bedroom
- Security system with one motion detector, one key pad and door sensors
- Electric fireplace, upgraded mantle and surround
- (1) USB port outlet in kitchen

### **KITCHEN FEATURES**

- Stainless steel appliance package to include a smooth top range, microwave and dishwasher
- Staggered kitchen cabinets with crown molding, knobs and a ceramic tile backsplash
- Arbor Chrome kitchen faucet with pull out sprayer
- Granite countertops with 8" single bowl under mount stainless steel sink

### **BATHROOM FEATURES**

- Raised height cabinets in master and common baths
- Garden tub with separate fiberglass shower in master with tile surround (per plan)
- Venetian marble countertops with under mount porcelain sinks in all baths
- Pedestal sink with oval mirror in half bath (per plan)
- Fiberglass tub/shower combinations in common baths
- Full view/plate glass mirrors over vanities
- Elongated toilets in all baths
- Chrome plumbing fixtures
- Bath accessories in satin nickel

### **ENERGY SAVING FEATURES**

- House wrap on all exterior walls
- 14 Seer energy efficient heat pump
- Efficient professional engineered insulation system includes composite R-values of R-38 in ceilings and R-15 in walls
- Energy efficient 50-gallon electric water heater
- Programmable digital thermostats
- Low-E Windows
- Ceiling fan pre-wired in all bedrooms

### **CUSTOMER CARE**

New Home Orientation.

#### WARRANTY

1-Year Homes Warranty – see warranty manual for details. Full time warranty staff. Calls returned to customers within 24-hours Monday-Friday. Most claims completed within 7 days.



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