



## STANDARD FEATURES

### ○ **Elegant Interior Features**

- Two Story Foyer (per plan)
- First Floor 9' Ceiling Height
- Gas Fireplace with Marble Surround, Mantle and Flush Hearth
- Oak Staircase and Railing with Colonial Baluster Painted White
- Colonial Style 5 1/4" First Floor Baseboard
- Colonial Style 3 1/4" Second Floor Baseboard
- Colonial Wood Style Trimmed Window Openings
- Base Shoe Moulding for Hard Surface Flooring
- Smooth Walls and Ceiling Finish, Painted Flat White
- White Semi-Gloss Painted Woodwork
- Painted Six Panel Smooth Interior Doors
- Closet Maid Vinyl Shelving
- Ceramic tile in Mudroom/Laundry Room
- Poly Sealed Natural Oak Finished Hardwood Flooring in Foyer and Dining Room
- Wall to Wall Stain Resistant Carpet with Padding in Designer Color
- Electric Hookups For Washer and Dryer
- Four Telephone CAT 5 Jacks
- Four Cable TV Jacks
- Ceiling Fans Pre-wired in Family Room and Master Bedroom
- Switched Ceiling Lights in all Bedrooms
- Quality Lighting Package

### ○ **Quality Exterior Features**

- Lifetime Architectural Shingles
- Maintenance Free Vinyl Siding and Soffits and Aluminum Fascia
- Professionally Hydroseeded Lawn: Front, sides 20 ft and 30 ft in rear

**\*\*\*\*\*Artist renderings and floor plans may include options that are available at an additional cost. Please see included features for a full list of the offering.\*\*\*\*\***

- Designer Landscape Package with Lamp Post
  - Blacktop Driveway and Side Garage Door Walkway
  - Concrete Front Sidewalk
  - Garage Side Service Door (Per Plan)
  - Window Grids Front Windows and Screens for all Windows
  - (Shutters, Window Mantels and Dentil Mouldings Optional)
  - 4 x 4 Cedar Post for Mailbox
- **Gourmet Kitchen Features**
    - Shrock 36" Maple Guthrye Cabinetry (select styles ONLY)
    - Custom Fit Granite Countertop
    - Poly Sealed Natural Oak Hardwood Flooring
    - Stainless Steel Double Bowl Undermount Sink with Pullout Faucet
    - Recess Light Over Kitchen Sink
    - Frigidaire Stainless Steel Refrigerator, Electric Self Cleaning Smooth Top Range, Dishwasher, Non-Vented Microwave with Filter
    - Garbage Disposal ½ Horsepower
    - Water Line for Refrigerator
- **Luxury Baths**
    - Maple Guthrye Cabinetry in Main and Master Bath (select styles ONLY)
    - Pedestal Sink and Oval Mirror in Half Bath
    - One Piece Cultured Marble Vanity Top in Main and Master Baths
    - Delta Chrome Single Handle Faucets
    - 4 ft. Tiled Shower in Master Bath with Tension Rod
    - 5 ft. Fiberglass Tub and Shower Unit with Tension Rod in Main Bath
    - Flush Mount Wall Mirrors in Main and Master Baths
    - Round Bowl White Commodes, Chrome Bath Accessories
    - Exhaust Fan
    - Tiled Floors
- **TP Builders, Inc. Construction Features**
    - 2x 6 Exterior Walls w/ Fiberboard Sheathing
    - 3/4" Tongue & Groove OSB Sub-flooring
    - Poured Concrete Foundation
    - 4" Thick Concrete Floors in Basement & Garage
    - Studded and Fully Insulated Exterior Basement Walls
    - Oversized Basement Windows

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- Two Car Front Load Garage w/ Raised Panel Insulated Overhead Door
  - Outlet for Garage Opener
  - 200 Amp Electrical Service
  - Front & Rear Frost-Free Hose Bibs
  - Front & Rear Exterior Electrical Outlets
  - Ice & Water Shield on Eaves & Valleys
  - Garage Walls Fully Insulated
  - Light Fixture at Each Exterior Door
  - Public Water & Sewer
  - Natural Gas
- **Energy Saving Features**
- Continuous Roof Ridge Venting
  - Direct Vent 50 Gallon Natural Gas Hot Water Heater
  - Rheem High Efficiency Gas Furnace
  - Anderson Silverline Low-E Vinyl Tilt-In Double Hung Windows w/ Screens
  - Anderson Vinyl Sliding Glass Patio Door w/ Insulated Glass and Screen
  - R-21 Fiberglass Exterior Wall Insulation
  - R-38 Fiberglass Ceiling Insulation
  - Wind Barrier Exterior House Wrap (Reduced Air Infiltration)
  - Programmable Thermostat
  - Pre-Finished Grill Inserts on all Front Windows Between the Glass.
  - Six-Panel Steel Insulated Front Door w/ Door Chime, Handset, and Kick Plate
  - Central Air

**NOTE: Based upon a commitment to constant improvements, TP Builders, Inc. reserves the right to substitute materials of equal or greater quality. All information is deemed reliable but not guaranteed.**

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