



AT VALLEY KNOLLS

## INCLUDED FEATURES



### CLASSIC EXTERIORS

- Seven Distinct Floorplans
- Three Contemporary Elevations Per Plan, Creating a Unique Streetscape
- Designer Pre-Selected Exterior Color Schemes
- Designer Selected Glass Paneled 8' Entry Door
- Contemporary Lighting at Garage Front
- Spacious Two & Three Car Garages (per plan)
- Garages with Fluorescent Overhead Lighting, Walls Drywalled, & Taped
- Garages Prewired for Optional Openers
- Modern Steel Collection Roll-up Garage Doors Coordinating with Each Unique Elevation
- Front Yard Landscaping Including Automatic Sprinklers & Drip Irrigation in Choice of Sod Design or Xeriscape Design
- 6' Wood Privacy Fence (per plan)
- Two Exterior Hose Bibs Conveniently Located in Front & Back of Home (per plan)
- 200 AMP Electrical Service Panel

### ELEGANT INTERIORS

- Dramatic 9' Ceilings Throughout (per plan)
- 18 x 18" Tile Flooring (locations per plan)
- Quality Carpeting (locations per plan)
- Designer Selected Interior Paint
- Birch Cabinetry with Recessed Panel Doors, 36" Uppers, Traditional Overlay & Concealed Hinges
- Bullnose Drywall Corners

- Distinctive Two Panel Smooth-Finish Wood Composite Interior Doors
- Entry Handleset & Interior Door Hardware
- 5¼" Baseboards with Coordinating
- 2¼" Door Casing
- Abundant Overhead LED Flush Lighting Throughout
- Decora Light Switches
- Decorator Selected Satin Nickel Finish Light Fixtures (per plan)
- Interior GFCI Circuits in Kitchens, Baths, & Garages
- Two Exterior GFI Circuits Conveniently Located at Front & Back of Home

### GOURMET KITCHENS

- Granite Slab Countertops with 6" Slab Splash
- Birch Cabinetry with Recessed Panel Doors, 36" Uppers, Traditional Overlay & Concealed Hinges
- 18 x 18" Tile Flooring
- Pull Down Kitchen Faucet
- Energy Saving Appliances:
  - » Free-Standing Gas Range with Four Burners
  - » Built-In Dishwasher
  - » Microwave Over Gas Range
- Undermount Double Basin Sink with Garbage Disposal
- Pre-Plumbed for Water & Icemaker at Refrigerator Opening
- Plentiful GFI Wall Outlets at Counter for Easy Appliance Use
- Kitchen Island with Bar Seating (per plan)

# INCLUDED FEATURES

## MASTER SUITE

- Spacious Walk-in Closet with Generous Shelving & Single Pole Hanging Space (per plan)
- Shower with Fiberglass Pan & 12 x 12" Tile Surround
- Oval Soaking Tub with 12 x 12" Tile Surround
- 18 x 18" Tile Flooring in Bath Area & Water Closet
- Solid Surface Countertops & Splash
- Dual Sink Master Vanity on Comfort Height Base Cabinets
- Top Mount Sinks with Two Handle Faucets, Coordinating Shower Faucet, & Tub Filler
- Separate Private Water Closet
- Elongated High Efficiency Toilet in Water Closet
- Full Width Vanity Mirror

## SECONDARY BATHS

- Full Width Vanity Mirror
- Solid Surface Countertops & Splash
- Top Mount Sink with Two Handle Faucet, & Coordinating Tub/Shower Faucet
- Elongated High Efficiency Toilet
- Tub/Shower Fiberglass Insert with Coordinating Shower Rod
- 18 x 18" Tile Flooring

## POWDER BATHS (PER PLAN)

- Pedestal Sink
- Elongated High Efficiency Toilet
- Two Handle Faucet & Bath Accessories
- Oval Vanity Mirror
- 18 x 18" Tile Flooring

## TECHNOLOGY, SECURITY & SAFETY

- Base Home Structured Wiring Panel
- CAT-5 High Speed Telephone Wiring at Kitchen Area
- RG-6 Coaxial Cable TV Wire at Master Suite & Great Room
- Combination Smoke/Carbon Monoxide Detectors with Battery Back-up in all Hallways; Smoke Detectors in all Bedrooms
- Raised Panel Solid Core Fire Door from Garage

- 30-Year Composition Roof
- Sliding Glass Doors with Tempered Safety Glass
- Interior GFI Circuits per NEC Code

## ENERGY SAVING FEATURES

- 2 x 6' Exterior Wall Around Living Area
- R-38 Ceiling/Attic Insulation Over Living Space
- A Total of R-23 Exterior Wall Insulation with Exterior Stucco System
- Insulated Concrete Slabs at Living Space
- Low E<sup>2</sup> Energy Efficient White Vinyl Dual Pane Windows
- Water Conserving Toilets, Faucets, & Shower Heads
- Setback Thermostat to Conserve Energy & Maintain a Comfortable Home Temperature
- Weatherproof Protection Around all Windows & Poly Seal Protection Around Exterior Doors
- Full Exterior Door Weather Stripping Excluding Garage Doors
- Water Conserving Sprinkler Heads for Water Usage Efficiency
- 14 SEER Air Conditioning Unit

## OPTIONAL FEATURES

- Upgraded Countertops, Flooring, & Decorative Backsplashes Available
- Optional Room Conversions (per plan)
- Optional Roll-out Shelving in Kitchen Cabinetry
- Upgraded Cabinet Styles, Wood Species, & Optional Cabinet Hardware
- Upgraded Undermount Kitchen Sinks
- Upgraded Undermount & Top Mount Bath Sinks
- Electrical Prewire Options
- Upgraded Light & Fan Fixtures
- Upgraded Faucets
- Upgraded Shower Enclosures & Glass Options
- Cozy Fireplace Options including Linear & Traditional Designs (per plan)
- Secondary Bath Walk-In Shower Option
- Additional Garage Door Openers
- Designer Selected Two-Tone Interior Paint Scheme
- Optional Interior Door Styles & Hardware
- Window Covering Packages



*In keeping with our company's philosophy of providing the best quality to our homebuyers, we are committed to ongoing research and improvement with all included and upgraded features offered. This may result in changes to the Included Features List and Upgrades offered in the Jenuane Communities Design Studio. We reserve the right to make substitutions of similar quality without notice; subject to errors and omissions*

