



INCLUDED FEATURES

Updated 4/13/2023

Gourmet Kitchens

- *Century* Carriage House Series cabinetry (stained maple or painted MDF) with:
 - 42" height wall cabinets
 - Crown molding, light rail trim, and decorative side wall paneling
 - Doors with hidden "Soft-Close" hinges
 - Dovetail drawer construction with hidden "Soft-Close" drawer glides
- Countertop LED task lighting installed underneath select wall cabinets
- Fully-tiled backsplashes
- *KitchenAid* Stainless Steel Appliances:
 - 36" Counter-depth refrigerator (KRFC300ESS)
 - Dishwasher with hidden controls (KDTE104ESS)
 - Combination wall ovens (KOCE500ESS)
 - 36" gas cooktop (KCGS356ESS)
 - 36" range hood (KVUB606DSS)
- *In-Sink-Erator* Badger V ½ HP Garbage Disposal
- Granite countertops (choice of 8 included colors) with under-mount sink
- *Kohler* Artifacts K-99259 or *Simplice* K-596 high-arc pull-down faucet in multiple finishes

Upscale Flooring

- 3-1/4" wide red oak flooring (sanded and stained in place, choice of *Minwax Wood Finish* stain color) throughout the entire first and second floors (except for full bathrooms and laundry)
- Stained red oak stair treads on all staircases not concealed from the main floor by a door
- Finished basement areas carpeted with Shaw carpet; 8-pound, half-inch thick pad
- 12"x12" ceramic tile flooring installed in laundry room and in all full baths

Electric Fixtures and Features

- Recessed LED lighting in kitchen, family room, hallways, and basement recreation room (most plans)
- Family room, study (some plans), and all bedrooms prewired for ceiling fans
- One CAT6 phone line, typically installed in kitchen
- Three dual ethernet/coax outlets, each with one CAT6 cable for communication and one RG6 coax cable for video
- *Progress Lighting* light fixtures, exterior in bronze or black finish, interior in bronze or nickel finish

Luxurious Bathrooms

- All Bathrooms:
 - *Century* Cabinetry Carriage House Series cabinetry (stained maple or painted MDF)
 - 36" high granite countertops (choice of 8 included colors) with under-mount sinks
 - Decorative wooden framed mirrors
 - Bronze, nickel or chrome towel bars, toilet paper holders, and shower rods
 - *Kohler* Devonshire K-394-4, K-193-4, or *Alteo* K-45800-4 faucets in multiple finishes
- Master Bathroom Details:
 - *Kohler* Mariposa 6' drop-in soaking tub (most plans) or *Maax* Brioso freestanding tub (some plans)
 - Frameless 3/8" glass shower door
 - Wall tile in a variety of size choices installed to ceiling height in shower
 - Built-in shower seats
- Secondary Bathroom Details:
 - 3"x6" subway tile installed on shower walls to 7' above floor level
- Powder Bathroom Details:
 - Cabinets (most plans) or white pedestal sink (some plans)

Doors and Windows

- Stained or painted *Jeld-Wen* Authentic Wood glass-panel front doors, side lights on some plans
- Steel doors with glass panes and transoms (on plans with 9' ceiling heights) on rear of home
- Steel exterior basement doors with glass panes
- *Andersen* 200 series insulated dual-pane white exterior vinyl-clad wooden windows
- Four basement windows (includes 1 in bedroom) – sized to fit entirely above grade where possible
- 8' tall doors on first floors of plans with 10' high ceilings, otherwise all doors are 6'-8" tall

Interior Moldings, Paint, and Hardware

- Two-piece crown molding installed in foyer, living room, dining room, and first-floor hallway; Single-piece crown molding installed in second-floor hallway and master bedroom; coffered ceilings installed in family room (most plans)
- Craftsman-style wainscoting installed in foyer, dining room, first- and second-floor hallways, and in open stairwells
- 4" wide Craftsman-style casing w/ 6" Rams Crown headers used on windows, doors & cased openings
- 6-1/2" tall base trim throughout first floor and in second-floor hallway, 5-1/2" tall base in second floor, and 4-1/4" tall base in basement
- Built-in wooden cabinetry surrounding fireplace (some plans)
- Mud room with built-in wooden bench with storage cubbies beneath and above seating area
- Two-panel *Jeld-Wen* Carrara interior doors
- Glass interior doors installed on dedicated studies and offices
- All walls painted with *Sherwin Williams* flat paint with choice of colors; ceilings painted w/ flat white paint; interior trim, doors, built-in shelving, and wainscoting painted with semi-gloss white
- Clothes closets have single painted wooden shelves with stained wooden clothes rods beneath
- Multiple wooden shelves installed in pantry and linen closets

Structural and Exterior Features

- 2x6 exterior walls
- *James Hardie* siding with *ColorPlus Technology* (30-year product warranty & 15-year finish warranty) on all sides of home
- Low-maintenance exterior trim materials
- 8' tall *Amarr* Classica steel garage doors with windows, belt-drive openers, remotes, & keypad
- Front porch constructed of concrete and flagstone (most plans), or *Timbertech Terrain* decking material (some plans)
- Decorative metal roofs installed over porches and other locations on the front elevation (some plans)
- Natural stone on the front elevation (most plans)
- 6" aluminum gutters with 2"x3" aluminum downspouts
- 30-year architectural shingles
- Basement ceilings are 8'-8" high; some plans have 10' high first-floor ceilings and 9' high second-floor ceilings, other plans have 9' high first-floor ceilings and 8' high second-floor ceilings
- Tray or cathedral ceiling in most owners' bedrooms (see specific plan set)
- *Bora-Care* termite treatment applied
- R-11 insulation installed on unfinished basement masonry walls, R-13 in framed basement exterior walls, R-19 in framed above-grade exterior walls, and R-38 in the topmost ceilings
- Passive radon vent installed
- Sump pump installed

Other

- Gas fireplace with decorative logs, natural stone surround and hearth, and painted custom-built wooden mantel
- Two-zone Carrier HVAC system with 2 programmable thermostats
- High efficiency (92%) gas furnace and 14-Seer air conditioning unit
- 75-gallon power-vented gas water heater
- Garage interiors drywalled, trimmed, and painted
- 1-year workmanship and materials warranty and 10-year structural warranty, backed by both Focal Point Homes and a third-party warranty company

Note: Included features are subject to change at any time without notice. In addition, Focal Point Homes reserves the right to substitute any product with another of similar or better quality at any time before or during construction without notice.