

STEWARDS ESTATES | INCLUDED FEATURES

Open cell foam insulation applied to roofline and exterior walls creating a thermal envelope for maximum efficiency and comfort **

Guaranteed heating & cooling savings by EnergyWise® Structures

ENERGY STAR® certified nominal 16 SEER air conditioning with 95% efficient gas heat furnace **

Ecobee Smart Wi-Fi digital thermostats

High efficiency dual pane vinyl windows with Low E 366 UV resistant glass

Outside fresh air ventilation for improved indoor air quality, comfort and balanced air supply **

Additional Energy Features

MERV 10 air filters to reduce allergens and improve air quality

Air conditioning & heating system designed for each home allowing for maximum efficiency

Multiple air returns allowing for efficient airflow

Compact Fluorescent Lamps (CFL) using approx. 75% less energy than incandescent bulbs **

ENERGY STAR® qualified dishwasher **

Energy efficient water heater **

Exterior & Landscaping

8' fiberglass stained front door with peep hole

CertainTeed® fiberglass shingles with limited lifetime warranty

Hardi® siding and HardieSoffit® fascia with manufacturer's 25 year transferable warranty

Cedar garage door(s) with 1/2 HP garage door opener **

Garage interior finished with base molding and painted walls

Full guttering with downspouts **

Fully sodded yard

Full yard zoned irrigation system with rain/freeze sensor

Professionally landscaped front yard

6' board to board stained cedar fence with galvanized metal posts. 6' wrought iron fence on areas facing street.

Electrical, Technology & Safety

Personalized lighting package

White decora light switches

CAT 5 phone lines in 3 locations (per plan)

Pre-wired for television in 4 locations (per plan)

Pre-wired for 7.1 surround sound in media room (per plan)

Smoke detectors with battery back-up

Home security system with two keypads

Neighborhood Amenities

Distinctive entrance offering style and privacy

Beautiful, rolling terrain and nearby parks and walking trails

Oversized home lots and large native trees

Convenient location to NRH schools, shopping, dining and entertainment

Personalized Service

Professional interior design assistance with dedicated Design Center **

Competitive financing through approved lenders

Customer plan review prior to construction

Daily onsite construction supervision and communication

Comprehensive new home orientation prior to closing

Team service from First American Title Company

All homes include Third Party Warranty protection administered by StrucSure Home Warranty **

Interior

Crown molding in entry, extended entry (per plan), master bedroom, flex room (per plan) and dining room (per plan) **

Two Panel Roman style interior doors

Kwikset® satin nickel door hardware

Hand scraped hardwood flooring in entry, extended entry (per plan), family room and halls (downstairs) **

Ceramic tile flooring in kitchen and wet areas

Ceiling fan in family room, master bedroom, gameroom (per plan)

42" B-Vent fireplace with Fyre-Stone cast stone fireplace surround

Stain-resistant carpet with 5 lb. 3/8" pad

Round sheetrock corners throughout home (excludes windows closets & garages) **

Staircase with oak hand rail and wrought iron balusters (per plan)

Full oak starter step with 5 1/2" box newel post

Gourmet Kitchen

3 cm granite countertops with tumbled travertine backsplash

Site finished custom cabinetry with crown molding

Gourmet center island with stainless steel sink (per plan)

GE® stainless steel appliance package

1/3 horsepower food disposal

Moen® classic stainless one handle pull out spray faucet

Master & Secondary Baths

Choice of stained or painted custom cabinetry

3 cm granite countertop in master bath, powder bath(s) (per plan) **

Elegant framed vanity mirror(s) in master bath, powder bath (per plan) and guest bath (per plan) **

Luxurious soaker tub in master bath

Large format tile shower walls and tub surround

Glass enclosed master shower

Moen® brushed nickel plumbing fixtures

Elongated dual flush and low flow commodes in all baths

Foundations, Framing & Construction Techniques

Professionally engineered post tension foundation designed for each home

Engineered floor system with screwed and glued subflooring to minimize squeaks **

All drywall nailed and screwed to frame to prevent drywall defects

Zurn® PEX freeze tolerant plumbing tubing with manufacturer's 25 year warranty

Borate termite treatment applied to first floor wall plate

Taexx® Built-In Pest Control System installed in all first floor perimeter and plumbing walls

Third party expert engineering inspections of foundation and frame **

**** Features go Above & Beyond Required Construction Standards**



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