**LAUREL CREEK + GARAGE**

- Open concept floor plan
- Master bedroom with en suite and walk-in closet
- Hardwood floors
- Granite countertops
- Stamped concrete porch and sidewalk
- Bullnose drywall corners

**BUILDING INFORMATION**

<table>
<thead>
<tr>
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<th>1433 SQ. FT.</th>
<th>583 SQ. FT.</th>
<th>176 SQ. FT.</th>
<th>188 SQ.FT.</th>
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<tbody>
<tr>
<td>TOTAL LIVING</td>
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<td>GARAGE</td>
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<td>FRONT PORCH</td>
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<td>DECK</td>
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**Dimensions:**

- Garage: 24' x 24'
- Deck: 16' x 16'
- Master Bedroom: 14' x 14'
- Bedroom 1: 12' x 11'
- Bedroom 2: 12' x 11'
- Bedroom 3: 12' x 11'
- Great Room: 16' x 14'

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# STANDARD FEATURES

## STRUCTURAL
- Brick and block foundation
- 2x4 stud wall framing, 16” on-center
- OSB sheathing with house wrap
- Engineered truss roof system

## EXTERIOR
- 30 year architectural shingles
- Wood grain fiberglass front door with glass accent
- Steel rear door
- Stamped, colored, and sealed concrete front porch and sidewalk
- Garage is insulated, with drywall, sprayed white; garage door is insulated, with automatic openers
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- Brick piers with square tapered PVC columns
- 4” Seamless, aluminum white gutters and 3x4” downspouts
- Landscaping package on front and driveway side of house
- Energy efficient house wrap
- Septic System designed for home
- Class IIIC Well, drilled

## INTERIOR
- Ceiling height 9’ and cathedral, as per plan
- Oil rubbed bronze or satin nickel lighting package
- Ceiling fans with light kits in great room and all bedrooms
- Recessed lighting as per plan
- Hollow core interior doors
- 1x4 door and window trim; 1x6 baseboard trim
- Wood rods and shelves in closets
- Neutral color on walls (flat latex), white on ceilings and trim (semi-gloss); 2 color maximum
- Scuttle attic access master closet and in hallway
- Hardwood floors in dining room, great room, kitchen and hallway; carpet in all bedrooms; ceramic tile in bathrooms and laundry room

## KITCHEN
- Wellborn Select Series, wood dovetail drawers with soft close undermount drawer guides
- Level 1 granite countertops
- Kitchen sink is a SS undermount 60/40 split with a Delta stainless steel single hole kitchen faucet with sprayer
- Stainless steel dishwasher, vented micro/hood, and electric range
- Appliance connection for refrigerator, washer, electric dryer vent, and ice maker

## BATHS
- Comfort height elongated toilet in master bathroom, and standard height elongated toilet in hall bathroom
- Vanities are Wellborn Select Series dovetail drawers with soft close undermount drawer guides; double bowls in master, single bowl in hall bath
- Plate glass mirrors
- Level 1 granite countertops
- Exhaust fans
- Delta, chrome finish fixtures and faucets
- Oil rubbed bronze or satin nickel bath accessories
- Fiberglass tub/shower units in all bathrooms with curved shower rods

## ENERGY EFFICIENCY
- Insulated, double hung, white vinyl windows
- HVAC – 14 SEER heat pump
- Conditioned crawl space
- R-38 in ceilings, R-15 in exterior walls, air sealed
- 200 AMP electric service
- 50 gallon electric water heater

## PEACE OF MIND
- Warranty per Virginia Statute 55-70.1
- Builder’s Risk Insurance throughout construction
- Electric smoke alarms with battery backup (as per building code)

Note: These included Standard Quality Features are subject to change at any time. Because of Personal Choice Selections, the Purchaser’s contract takes precedence over this features sheet.