

## MARTIN FARMS

	Luxury	Premier
<b>Interior Features</b>		
Sherwin Williams® SuperPaint (color choice per plan)	•	•
Recessed lighting (per plan)	•	•
Lighted ceiling fan in owner's bedroom	•	•
Ceiling fan in great room	•	•
Ceiling fan rough-ins in all bedrooms	•	•
Premium Mohawk® carpet with stain protection & premium carpet pad	•	•
Superslide rods & closet organizers in owner's closet (per plan)	•	•
Superslide rods in all closets	•	•
Boot bench in mud room (per plan)	•	•
Pre-stained poplar box-newel posts & handrail w/wrought iron balusters (per plan)	•	•
Pre-finished painted trim	•	
Site-finished painted trim		•
Site-finished painted 2-panel white hollow-core doors		•
Pre-finished painted 2-panel white hollow-core doors	•	
Weathered iron light fixtures throughout home (excluding bathrooms)	•	•
Brushed-nickel light fixtures in all bathrooms	•	
Bronze fixtures in owner's bathroom		•
Luxury vinyl tiles (grouted) in mud room, laundry & secondary bathrooms		•
Gas fireplace with electronic ignition, mantle & surround (per plan)		•
Built-in media cabinets (per plan)		•
5/8" board knockdown finish ceilings	•	•
Pre-finished engineered wood flooring in foyer, kitchen & powder room (per plan)		•
Laminate flooring in foyer, kitchen & powder room (per plan)	•	
USB outlet	•	•
LED stair tread lights		•
<b>Technology</b>		
Nexia® Home Intelligence	•	•
-Trane® programmable thermostat with Z-wave technology	•	•
-Nexia® Z-wave dead bolt	•	•
-Nexia® Z-wave light module	•	•
Structured wiring for multi-media use in great room, study & owner's bedroom	•	•
Wall phone jack in kitchen	•	•
Media interduct to attic	•	•
<b>Insulation Specifications</b>		
R-44 blown insulation in attic space	•	•
High density R-21 exterior wall batt insulation	•	•
R-10 Thermex® insulation on interior foundation walls	•	•
Energy efficient sealed electrical openings & recessed light fixtures	•	•
Low-E, dual-pane, argon gas-filled windows	•	•
<b>Exterior Features</b>		
Architectural shingles with 30-year warranty	•	•
Full yard sod	•	•
Insulated steel 8-ft. garage doors with windows	•	•
Garage door opener on double stall with 2 remotes & keyless entry (per plan)	•	•
Watchdog® foundation water-proofing system	•	•

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<b>Kitchen Features</b>		
Varied-height upper kitchen cabinets	•	•
Crown molding	•	•
Lazy Susan (per plan)	•	•
GE® Stainless Steel appliances including:	•	•
- Gas range	•	•
- Dishwasher	•	•
- Microwave above the range	•	•
- Refrigerator	•	•
Glass cabinet doors (per plan)	•	•
Merillat® flat-panel cabinets	•	
Merillat® stained, Shaker style cabinets		•
Granite countertops		•
Double pull-out trash bin (per plan)	•	•
Tip-down sink tray	•	•
Formica® countertops	•	
<b>Bathroom Features</b>		
Luxury vinyl tile in owner's bathroom	•	
Dual-flush toilets	•	•
Cultured marble countertops in owner's & secondary bathrooms	•	•
Extended-height vanity	•	•
Whisper Green®, ENERGY STAR rated bathroom fans	•	•
Clear glass shower doors with chrome hardware in secondary bathrooms	•	
Ceramic tile flooring in owner's bathroom		•
Ceramic tile shower surrounds & tub deck in owner's bathroom		•
Framed mirror in owner's bathroom		•
Clear glass shower doors with aged-bronze hardware in owner's bathroom		•
<b>Mechanical Features</b>		
92% energy-efficient furnace	•	•
50-gallon power-vented gas water heater	•	•
13 SEER ENERGY STAR central air conditioning	•	•
Lennox® MERV-10 air filter	•	•
Humidifier with outdoor sensor		•
<b>Community Features</b>		
Community pool	•	•
Picnic area	•	•
Playground	•	•
Three community gazebos	•	•
Soccer field	•	•
Community events	•	•