

## TULLAMORE

	Luxury	Premier	Elite
<b>Interior Features</b>			
Sherwin Williams® SuperPaint (color choice)	•	•	•
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)	•	•	•
Boot bench in mud room (per plan)	•	•	•
Pre-stained poplar box-newel posts & handrail w/wrought iron balusters (per plan)	•	•	
Site-stained cherry box-newel posts & handrail with wrought iron balusters (per plan)			•
Pre-finished painted trim: choice of Divine White or Antique White	•		
Site-finished painted trim: choice of Divine White or Antique White		•	•
Weathered iron light fixtures throughout home (excluding bathrooms)	•	•	
Pre-finished painted 2-panel white hollow-core doors	•		
Site-finished painted 2-panel white hollow-core doors		•	
Site-finished painted 2-panel white solid-core doors			•
4 1/4" base trim throughout	•	•	•
Luxury vinyl tile in the mud room, laundry room & hall bathroom		•	
Pre-finished engineered wood flooring in foyer, kitchen & powder room (per plan)		•	
Pre-finished 3/4" solid wood flooring in foyer, kitchen & powder room (per plan)			•
Gas fireplace with electronic ignition, mantel & tile surround (per plan)		•	•
Built-in media cabinet		•	•
Laminate flooring in foyer, kitchen & powder room (per plan)	•		
Brushed-nickel light fixtures in all bathrooms	•		
Bronze light fixtures included in master bathroom & powder room			•
5/8" board knockdown finish ceilings	•	•	•
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	•	•	•
Independent 3rd party energy testing to ensure efficiencies	•	•	•
Spray foam at rim joist area	•	•	•
<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		•	•
Passive Radon® Prevention System with rough-in for active system	•	•	•
Rough-in for water softener	•	•	•
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	•	•	•
- Refrigerator with ice dispenser	•	•	•
- Microwave with exterior venting	•	•	•
- 36" cooktop			•
Glass cabinet door (per plan)	•	•	•
Merillat® flat-panel cabinets	•		
Merillat® stained, Shaker style cabinets		•	
Custom-built, raised-panel premium cabinets			•
Under cabinet lights			•
Granite countertops		•	•
Granite center island	•		
Gourmet kitchen includes:			•
- GE® Profile French door refrigerator			•
- GE® Profile dishwasher with fully integrated console			•
- GE® Profile wall oven & GE® Profile Advantium wall oven			•
- Upgraded designer backsplash			•
- Under cabinet lights			•
- Wood vent hood to exterior			•
- GE® gas range			•
Double pull-out trash bin (per plan)	•	•	•
Tip-down sink tray			•
<b>Bathroom Features</b>			
Dual-flush toilets	•	•	•
Cultured marble countertops with designer square bowl in a matte finish in owner's & secondary bathrooms	•	•	
Extended-height vanity in master bathroom	•	•	•
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 with accent tile & 2 shelves in owner's bathroom		•	•
Luxury vinyl tile in owner's bathroom	•		
Clear glass shower doors & semi-frameless glass surround with aged-bronze hardware in owner's bathroom		•	•
Luxury vinyl tile at hall bathroom, mud room and laundry room		•	
Granite countertops in owner's bathroom			•
Framed mirror in owner's bathroom		•	•
<b>Exterior Features</b>			
Architectural shingles with 30-year warranty	•	•	•
Full yard sod with two trees	•	•	•
Insulated steel 8-ft. garage doors with windows & decorative hardware	•	•	•
Garage door opener on double stall with 2 remotes & keyless entry (per plan), pre-wired single door	•	•	•
Watchdog® foundation water-proofing system	•	•	•
<b>Community Features</b>			
Community surrounded by great views and ponds	•	•	•
Large homesites with many walkouts	•	•	•
Convenient location - close to shopping & restaurants	•	•	•
Highly rated 196 school district	•	•	•
Community landscape perimeter maintenance	•	•	•

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