

Compass 50s

INCLUDED FEATURES



ENERGY EFFICIENCY

- **Energy Star® 3.0 Certified**
- **Independently HERS rated**
- Low-E dual-pane windows
- High efficiency toilets
- Rain-sensing irrigation system at front yard
- PEX plumbing
- Shaw® Recycled/recyclable carpet
- Advanced framing 2x6 exterior walls with blown fiberglass insulation (R-21)
- Complete foam seal
- Weather resistive barrier
- Insulated basement walls
- 92% efficient furnace
- Energy efficient air conditioning unit
- 5-2 programmable thermostat
- 100% CFL light bulbs (LED optional)
- Energy Star® rated Whirlpool appliances
- Power direct vent 50 gallon water heater
- Moen Brantford Watersense® chrome faucets
- Dust free wire closet shelving system
- Whole house ventilation fan for indoor air quality

EXTERIOR DETAILS

- Dual layer dimensional roof shingles – 30 year warranty
- 8' fiberglass insulated entry door with Schlage® chrome hardware
- Garage coach lights coordinated with elevation
- 8ft insulated garage doors with windows (per plan)
- Exterior 110 volts at front door and back patio

LUXURIOUS OWNER'S SUITES

- Spa-like owner's baths include relaxing Kohler® Mariposa 5ft soaking tub and shower with seating (per plan)
- Expansive walk-in closets at owner's suite
- Granite countertops at owner's bath
- 12"x12" tile surrounding owner's bath tub and shower
- 12"x12" tile floor at owner's bath
- Private water closet
- Dual sinks in owner's bath with chrome Moen® faucets
- Clear glass shower enclosure with chrome trim in owner's bath

DESIGNER KITCHENS

- Expansive gourmet island at the heart of the home for dining and food prep
- Granite slab countertops
- Mastercraft® 42" maple flat-panel cabinets
- Stainless steel Whirlpool® appliances, including smooth top range, dishwasher, and microwave oven
- Stainless steel double-bowl under-mount sink
- Moen® chrome faucet with pull-out sprayer
- 1/3 HP garbage disposal
- Icemaker line to refrigerator
- Large pantry with solid shelving (per plan)

DESTINCTIVE INTERIOR DETAILS

- Dramatic 10ft ceilings on main and 9ft ceilings on second floor
- Hardwood flooring in entry, kitchen, breakfast nook, powder bath and family foyer (per plan)
- Knockdown textured walls and ceilings with square corners
- Extensive recessed lights in entry, hallways, kitchen and nook
- Progress® designer light fixture at dining room in brushed nickel
- Stylish six-panel interior doors – 8' on the main level and 6'8" on the second level
- Polished chrome lever door hardware
- Ventilated wire shelving in bedroom closets, linen closets and storage areas
- Main floor powder bath with elegant pedestal sink (per plan)
- Mastercraft® maple flat-panel vanities
- Chrome Moen® faucets throughout
- 60" tall mirrors on main floor and 42" tall mirrors on second floor
- Convenient Jack n' Jill baths (per plan)
- Kohler® Sterling Ensemble secondary bath tub and shower with 12"x12 tile surround
- 12"x12" tile floors in all secondary baths and laundry room
- Ventilation fan in all baths
- Chrome vanity light fixtures in all baths
- Partial basement with 8-foot-high walls
- Upgraded trim detail 3.25-inch baseboards throughout
- Painted 2x2 stair rails (per plan)

QUALITY CONSTRUCTION

- Sump pump to prevent water dampness and send water away from home
- R-30 cantilevers
- R-38 blown fiberglass at attic
- R-15 at basement
- Smoke detectors in all bedrooms and on each floor
- Carbon monoxide detectors
- High tech wiring package with CAT 5-phone and RG6-cable in select areas
- GFI outlets in kitchen, baths, basement, garage and exterior
- Engineered roof truss system
- Individually engineered foundations for site specific soil conditions
- Engineered wood I-joint floor
- Homeowner's Limited Warranty