

## Design Features

### **Exterior Features**

- ❖ CertainTeed Premium Vinyl Siding with Custom Colors
- ❖ Brick / Stone Accents (Per Plan)
- ❖ 12X12 Rear Patio with Brushed Finish
- ❖ Professional Landscape Package To Include Sod in Front Yard, One 2-Inch Caliber Tree in Front Yard and Attractive Foundation Plantings
- ❖ Concrete Driveway and Front Walk
- ❖ Window Screens on All Operable Windows
- ❖ Board and Batten Shutters (Per Plan)
- ❖ Two Exterior Hose Bibs and Electrical Outlets
- ❖ Maintenance Free Vinyl Porch Post and Railing System (Per Plan)
- ❖ Custom Neighborhood Mailbox
- ❖ Seamless Aluminum Gutters with Downspouts and Splash Blocks
- ❖ CertainTeed Landmark™ True Architectural Designer Series 30 Year Shingles
- ❖ CertainTeed Winterguard Underlayment in All Pitch Transitions
- ❖ Flood Lights

### **Energy Conservation**

- ❖ ENERGY STAR Certified Homes
- ❖ Energy Efficient Insulation to Include R-13 Batts in Walls and R-38 Blown in Ceilings
- ❖ Jeld-Wyn Vinyl Tilt Windows, Low-E Glass with Limited Lifetime Warranty
- ❖ Trane 13-Seer Heat Pump

### **Interior Features**

- ❖ SOUND BATT in All Interior Bathroom & Laundry Room Walls
- ❖ 9' Ceilings on First Floor (Per Plan)
- ❖ Smooth Finished Ceilings Throughout
- ❖ Vaulted/Tray Ceilings in Breakfast Nook, Master Bedroom, Great Room (Per Plan)
- ❖ Decorative Lighting Package with Satin Nickel Finish
- ❖ Two 6" Recessed Cans over Built-in Bar Top in Kitchen (Per Plan)
- ❖ Digital Thermostat
- ❖ Pre-wired Security System for Motion Sensor and Glass Breaks
- ❖ Pre-wired for 5.1 Surround Sound System in Great room.
- ❖ Ceiling Fan with Light Kit in Family Room & Master Bedroom
- ❖ Wind Rated Garage Door with Opener

- ❖ Jeld-Wyn Molded Fiber Technology Interior Doors with 5 Year Warranty
- ❖ Ventilated Shelving in Closets
- ❖ 36" Electric Fireplace with Marble Surround and Decorative Mantle
- ❖ Satin Nickel Hinges and Doorknobs Throughout
- ❖ Quality Carpet in Great Room, Bedrooms and Bonus Room (Per Plan)
- ❖ Vinyl Flooring in Foyer, Kitchen, Dining Room, Baths and Laundry Room
- ❖ Engineered Hardwood in Foyer (Per Plan)
- ❖ Phone and Cable in Each Bedroom and in Family Room

### **Kitchen Features**

- ❖ Decorative Cabinets in Kitchens and Baths with Crown Molding, Colors Available: Espresso, Coffee, Toast, Cabernet, Merlot & White
- ❖ Energy Efficient Whirlpool Appliance Package with Smooth-top, Self-cleaning Range, Over-the-range Microwave, 6-cycle Quiet Partner II Dishwasher
- ❖ Moen CFG Plumbing Fixture in Satin Nickel with Sprayer
- ❖ Garbage Disposal
- ❖ Recessed Ice-maker Water Line Connection
- ❖ Designer Laminate Countertops

### **Bath Features**

- ❖ Oval Mirror in Half Bath
- ❖ Pedestal Sink in Half Bath
- ❖ 30" Cabinet in Full Baths
- ❖ Custom Height Cabinets in Master Bath.
- ❖ Cultured Marble Tops (Per Plan)
- ❖ Moen CFG Satin Nickel Plumbing Fixture
- ❖ Satin Nickel Bath Hardware
- ❖ Shower Door in Master Bath

### **Service & Warranty**

- ❖ New Buyer Orientation
- ❖ Pre-closing Inspection with Buyer
- ❖ One Year Builder Warranty
- ❖ Bonded Builders Warranty Ten Year Structural Warranty (transferable)

[www.northstarcapgroup.com](http://www.northstarcapgroup.com)

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❖ All features are subject to change without notice ❖