



Standard Features

Exteriors

- ◆ Elevation A with 2 car garage
- ◆ Steel insulated front door with full sidelight(s)
- ◆ Maintenance-free vinyl siding, aluminum soffit and fascia
- ◆ Insulated vinyl double pane windows with energy efficient low - e glass (grilles in front only)
- ◆ Insulated vinyl double pane patio door with energy efficient low - e glass
- ◆ Ideal™ Raised panel steel garage door
- ◆ Owens Corning® 25 year three tab asphalt roof shingles
- ◆ Exterior trim detail at entry per plan
- ◆ Country Porch (per plan)
- ◆ Seed and Sod blanket landscaping

Interiors

- ◆ Signature Trim Package
 - Living Room – Wainscot (Wall Paneling)
 - Dining Room – Wainscot (Wall Paneling)
- ◆ Custom colors in Living and Dining Rooms (per plan)
- ◆ Architectural arched openings at living and dining room (per plan)
- ◆ Custom 10 foot first floors
- ◆ Custom 9 foot second floor lofts and hallways
- ◆ Southwest rails at stairwell
- ◆ Armstrong no wax 12x12 vinyl flooring in foyer, extended foyer, kitchen, breakfast room, first floor hall way, laundry and powder room.
- ◆ Mohawk® wall to wall carpeting with bonded pad
- ◆ Volume (Vaulted) ceiling in master bedroom
- ◆ Spacious Master Bedrooms with sitting rooms.
- ◆ 2 Story foyers (per plan)
- ◆ 8 foot full basement with knee wall
- ◆ 6 panel painted colonist painted doors and trim
- ◆ Schlage® 619 Brushed Nickel door hardware
- ◆ Thomas™ Brushed Nickel light fixtures
- ◆ Cable in family room, master bedroom. Phone jacks in master bedroom and breakfast.
- ◆ Overhead light openings (reinforced for ceiling fan) in master bedroom and morning room (per plan)
- ◆ Drywall wrap windows with sill and apron

Kitchens

- ◆ Aristokraft™ 30" recessed panel Oak kitchen cabinets with crown molding.
- ◆ Copper water lines
- ◆ Moen® single handle kitchen faucet with sprayer
- ◆ Stainless Steel double bowl sink
- ◆ Ice maker line to refrigerator
- ◆ Pantry (per plan)
- ◆ Frigidaire™ appliances include black range, range hood and dishwasher with microwave circuit over range
- ◆ Badger One® Garbage Disposal
- ◆ Island (per plan)

Bathrooms

- ◆ Pedestal lavatory in Powder room
- ◆ Armstrong™ no wax 12x12 vinyl flooring in master bath and hall bath
- ◆ Mirrored medicine cabinets
- ◆ Maintenance free fiberglass tub with fiberglass surround in master bath and hall bath.
- ◆ Water saver commodes
- ◆ Moen® Single handle chrome lever faucets
- ◆ Exhaust fan in bath per plan
- ◆ Convenient linen closet (per plan)
- ◆ Oversized mirrors
- ◆ Enclosed water closets in master bath (per plan)

Quality Building Features

- ◆ All stick framing
- ◆ 16" on center walls and rafters
- ◆ ¾" OSB tongue and groove flooring secured with ringshank nails to reduce squeaks and pops
- ◆ Drywall is screwed and glued
- ◆ Basement walls damp proofed with asphalt binder
- ◆ Basement floor slab 4" concrete over 4" crushed stone
- ◆ 200 amp electrical service with circuit breakers
- ◆ GFI protection in kitchen, baths and garage per plan
- ◆ Tyvek™ exterior house wrap
- ◆ Sump pump connected to storm sewer
- ◆ Energy Star Cellulose insulation in ceilings and walls
- ◆ Energy efficient American Standard furnace and 13 seer air conditioner (size per plan)
- ◆ Thermostat
- ◆ 40 gallon hot water heater

Optional Luxurious Packages

- ◆ Full brick on front elevation
- ◆ Ultra bath in master includes: separate shower with glass door, soaker tub, double bowl vanity, Ceramic tile surround in shower and tub and 34 ½" high base cabinet
- ◆ Oak railing staircase
- ◆ Fireplace with ceramic, marble or granite surround
- ◆ Whirlpool tubs
- ◆ Full Basement with 9' Ceilings
- ◆ 3 Piece rough in plumbing for future bath in basement
- ◆ Designer Kitchen Package includes a combination of 30" and 36" raised upper cabinets and crown molding
- ◆ Designer Signature Trim Package (per room) includes 2 piece crown molding and wall paneling.
- ◆ Luxury Signature Trim Package (per room) includes 3 piece crown molding with ceiling panel molding and wall paneling.
- ◆ Energy efficient 13 seer refrigerated central air conditioning
- ◆ Surround sound package
- ◆ Decks, Patios and Much More!!!!



Saratoga Homes' policy of continual improvements in design and construction requires that specifications, materials, product brands, dimensions & prices be subject to change without notice

Date: 2/12/10