

# *It's Included in Symphony Homes*



## *ELEGANT INTERIORS*

- ♦ TALL CEILINGS ON MAIN AND LOWER LEVELS
- ♦ UPGRADED LIGHTING PACKAGE
- ♦ FIREPLACE/ENTERTAINMENT AREA WITH LARGE OAK MANTAL AND MASONRY DESIGN
- ♦ ROUND OUTSIDE DRYWALL CORNERS WITH KNOCK DOWN TEXTURE
- ♦ 8' PAINTED SOLID CORE BOARD DOORS & 4 1/2 INCH PAINTED INTERIOR TRIM (PER PLAN)
- ♦ SQUARE INTERIOR NEWELL POSTS
- ♦ SATIN NICKEL FINISH DOOR LEVERS
- ♦ PEDESTAL SINK OR CABINET SINK IN POWDER ROOM (PER PLAN)
- ♦ Kohler BATH SINKS & Kohler ELONGATED TOILETS
- ♦ Kohler BRUSHED NICKEL FINISH BATH FAUCETS
- ♦ 84" HIGH BRUSHED NICKEL SHOWER DOOR TRIM IN MASTER BATH WITH SEAT AND DUAL SHOWER HEADS
- ♦ TILE SHOWER SURROUNDS FROM FLOOR TO CEILING
- ♦ 6' OVAL SOAKING TUB IN MASTER BATH
- ♦ HICKORY HARDWOOD FLOORING
- ♦ MANSTONE SHOWER PAN IN MASTER BATH
- ♦ VINYL FLOORING IN LAUNDRY ROOM
- ♦ 4' WIDE STAIRCASES W/ 11" TREADS
- ♦ FINISHED BASEMENTS (PER PLAN)

## *STRUCTURAL INTEGRITY*

- ♦ I-BEAM FLOOR JOISTS FOR FEWER FLOOR SQUEAKS
- ♦ 16" ON CENTER WALL FRAMING WITH HARDBOARD SHEATHING FOR STRONGER WALLS
- ♦ ROOF SYSTEM DESIGNED FOR OPTIONAL TILE ROOF
- ♦ SCREWS IN SHEETROCK FOR FEWER NAIL POPS
- ♦ CASEMENT WINDOWS
- ♦ 9' BASEMENT FOUNDATIONS W/CONCRETE WINDOW WELLS

## *GOURMET KITCHENS*

- ♦ RAISED PANEL MAPLE OR HICKORY FINISH CABINET DOORS WITH 42" HIGH WALL CABINETS & CROWN MOLDING
- ♦ APPLIANCE GARAGES PER PLAN
- ♦ APPLIANCES FEATURING:
  - GE DOWNDRAFT GAS COOKTOP WITH 4 SEALED BURNERS
  - GE STAINLESS STEEL 30" BUILT-IN SELF-CLEANING WALL OVEN & MICROWAVE
  - GE STAINLESS STEEL DISHWASHER
- ♦ 1/2 HP IN-SINK-ERATOR DISPOSAL
- ♦ SELF RIMMING CAST IRON KOHLER SINK WITH MOEN "EXTENSA" FAUCET /SPRAYER
- ♦ SELF RIMMING CAST IRON KOHLER PREP SINK WITH MOEN "EXTENSA" FAUCET /SPRAYER (PER PLAN)
- ♦ RECESSED CAN LIGHTING IN KITCHEN
- ♦ GRANITE SLAB COUNTERS & ISLAND (3 COLOR SELECTIONS)

## *DISTINCTIVE EXTERIORS*

- ♦ 3 CAR GARAGE WITH 8' HIGH INSULATED DOORS (4 CAR IN CATHEDRAL PINES)
- ♦ 30 YEAR "ELK PRESTIQUE PLUS" COMPOSITION ROOF (50 YEAR "ELK PRESTIQUE PLUS" COMPOSITION ROOF IN CATHEDRAL PINES) (TILE ROOF IN PINECREST)
- ♦ FIBERGLASS 8' FRONT DOOR WITH SATIN NICKEL FINISH Schlage LOCKSET
- ♦ LARGE PATIO OR OPTIONAL DECK FOR OUTSIDE ENTERTAINING PER LOT SELECTION
- ♦ STUCCO EXTERIORS W/ BRICK/STONE (PER PLAN)
- ♦ UP TO 100 LINEAR FEET OF ASPHALT DRIVE (CATHEDRAL PINES ONLY)
- ♦ SWIRLED CONCRETE DRIVEWAYS & SIDEWALKS

## *SECURITY & CONVENIENCE*

- ♦ LAUNDRY ROOM WITH (2) 30" CABINETS, CLOTHES ROD, TILE COUNTER FOR FOLDING CLOTHES WITH SHELVING
- ♦ CEILING LIGHTS IN SECONDARY BEDROOMS
- ♦ EXTERIOR ELECTRIC OUTLETS FRONT AND REAR
- ♦ DEAD BOLT LOCK FRONT DOOR
- ♦ 50 GALLON GAS WATER HEATER
- ♦ PEX WATER PIPING W/ MANIFOLD
- ♦ DRAINS FOR FUTURE BATHROOM IN UNFINISHED BASEMENTS
- ♦ INTEGRATED SMOKE DETECTORS
- ♦ STRUCTURED WIRING UPGRADE (INCLUDES PHONE, DATA AND CABLE LINES IN FOUR BEDROOMS, PHONE, DATA & 2 VIDEO LINES IN FAMILY ROOM, PHONE LINE IN KITCHEN AND INTEGRATED SERVICE (ISU) UNIT) (FOR FINISHED BASEMENTS AN ADDITIONAL PHONE, DATA, & VIDEO LINE IS INCLUDED)
- ♦ GARAGE BAYS ARE INSULATED, DRYWALLED, AND TEXTURE

## *ENERGY SAVINGS & COMFORT*

- ♦ CEILING FAN IN FAMILY ROOM & MASTER SUITE (LIGHT KIT IN MASTER SUITE ONLY)
- ♦ SOLID VINYL CASEMENT (CRANK OPEN) WINDOWS WITH LOW E GLASS
- ♦ POLYCELL CAULKING AROUND THE WINDOWS AND DOORS FOR LOWER AIR INFILTRATION
- ♦ VAPOR BARRIER ON EXTERIOR WALLS
- ♦ R-14 BLOWN-IN WALL INSULATION
- ♦ R-38 CEILING INSULATION (R-30 IN VAULTED AREAS)
- ♦ R-11 INSULATION ON UNFINISHED BASEMENT WALLS
- ♦ 90% HIGH EFFICIENCY FORCED AIR GAS FURNACE
- ♦ HEAT-N-GLOW GAS FIREPLACE TRC-750
- ♦ SEALED AIR DUCT SYSTEM
- ♦ EACH HOME IS ENERGY STAR CERTIFIED

*Initials:*

Revised Date: 1/30/2008



Symphony Homes is constantly seeking to improve the quality and features offered in our homes, therefore the actual homes may not be identical to brochure floor plans or artist's renderings. These floor plans are protected by copyright therefore floor plans or exteriors may not be reproduced in whole or in part, in any manner. Symphony Homes aggressively pursues our rights under these laws