



River Cove, Silo Hill, and Madison Branch Communities

Standard Specifications for All New Homes (January 2025)

Exterior

- Raised concrete slab foundations
- Brick and hardiboard siding exteriors
- Painted hardiboard porch beams & ceilings
- Maintenance-free aluminum gutters and vinyl soffits
- Premium Low E double insulated vinyl windows
- Architectural shingles w/ 30-year warranty
- Blown cellulose R-38 attic insulation
- Carriage-style garage doors with decorative iron hinges
- Sentricon Termite System
- Covered front and rear porches
- Fully operational irrigation system
- Real Mahogany single or double-front entry door unit (per plan)
- Fully sodded lot w/ full sprinkler coverage
- Stone landscape border

Indoor Comforts

- Tankless water heater with circulating pump & natural gas service
- Carrier 14-SEER Hybrid Heat or Split Gas HVAC System on Main Level and Carrier 14-SEER Electric Heat Pump HVAC System on Upper Level
- Networked CAT6 and cable wiring to central HUB location
- (1) wireless smart home hub
- Passive radon venting system

Kitchen/Breakfast Room/Pantry

- Painted shaker-style cabinets with Level 2 quartz countertops and undermount stainless steel sink (Painted Kitchen Island)
- Delta Linden faucet with pull-out spray hose in Venetian bronze or brushed nickel finish and disposal air switch
- Tile backsplash with under cabinet lighting
- Stainless steel GE appliances with 36" natural gas cooktop, double wall ovens with convection, microwave, hood vented to exterior, dishwasher and sink disposal
- Solid surface adjustable shelving in Pantry

Master Bedroom/Bath/Closet

- Painted shaker-style cabinets with Level 2 quartz countertops and undermount vanity sinks in Master Bath
- Ceramic tile shower with recessed niche and 3/8" frameless glass shower door
- Maax Brioso white freestanding tub with ceramic tile tub surround
- Delta Linden 8" widespread vanity faucets with finish upgrade
- Handshower with diverter valve in Master Bath shower
- Mirror frame(s) at Master Bath vanity
- Rubbermaid free-slide wire shelving in Master Closet
- Drawer hutch(s) in Master Closet per plan (1 per closet)
- Comfort height toilet & soft close toilet lid in Master Bath

Main Living Areas

- 36-inch non-vented natural gas fireplace in Great Room with flush hearth and stacked stone surround

Laundry Room and Other Baths

- Stained recessed cabinets with Level 1 granite countertops in Laundry Room and Secondary Baths (per plan)
- Delta Linden bath faucets in Secondary Baths in brushed nickel or Venetian bronze finish
- Painted shaker-style vanity cabinet with Level 1 granite countertop and undermount sink & mirror frame in Powder Bath (per plan)
- Comfort height toilet & soft close toilet lid in Powder Bath
- Delta Linden 8" widespread vanity faucet in Powder Bath in brushed nickel or Venetian bronze finish (per plan)
- Stainless-steel undermount laundry sink per plan

Flooring

- Level 3 hardwood flooring standard in Foyer, Dining Room, Study, Great Room, Kitchen/Breakfast Room/Pantry, Powder Bath, Master Bedroom and Lower-Level Halls (per plan)
- Level 2 carpet standard in Master Closet, all other Bedrooms & Closets and Recreation Room
- Level 1 floor tile in all Baths and Laundry Room

Interior Trim & Finishes

- Custom built staircase with oak treads, painted risers and oak handrails (per plan)
- 2-piece chair rail and box panel wainscoting in Dining Room
- 2-piece crown moulding in Foyer, Study, Great Room, Dining Room, Kitchen/Breakfast Room, and Master Bedroom (per plan)
- 1-piece crown moulding in Master Bath, Powder Bath, main level halls, and trey ceilings (per plan)
- 1-3/8" Masonite interior doors
- 7-1/4" base moulding in main living areas; 5-1/4" base moulding otherwise
- Full 3-1/2" window & door casing throughout
- Total of (4) decorative window pediments (per plan)
- Total of (4) decorative door pediments (per plan)
- Custom built and painted fireplace mantel
- Rounded sheetrock corners
- Sherwin Williams interior & exterior flat paint
- Sure-Loc round or egg-shaped door hardware in Satin Nickel, Flat Black, or Antique Bronze
- Lighting allowance of \$1.00/sqft to be selected from Richard's Lighting; recessed lighting per plan