

Enjoy these standard features in every PHILLIPS MEADOWS home

Gourmet Kitchen Features

- Granite countertops in kitchen
- 42" Upper cabinets with crown molding on the upper cabinets
- Single-lever chrome faucet with sprayer
- Appliances: stainless steel dishwasher, range and microwave
- Quality Cabinets® with Classic birch, Poplar or oak cabinetry in a variety of stains
- Double-bowl stainless steel undermount sink with 1/3 hp garbage disposal
- Center island – per plan
- Built-in pantry – per plan

Exterior Features

- Low E Glass insulated vinyl windows with screens in white or tan color
- Egress window in the basement
- Custom Brick front elevation
- Muntin bars on front windows
- Attached two-car garage dry-walled to code
- Insulated steel entry doors
- 8' poured basement wall height 10" thick
- Dimensional asphalt singles w/ 30 year warranty
- Deadbolt on both entry doors
- Concrete driveway and walkway
- Custom limestone address block
- Waterproofing

Bathrooms

- Chrome fixtures in all baths
- Anti-scald tub and shower controls
- Dual sinks in master bath
- Pre fab plastic shower in Master Bath
- Wilsonart® or Formica® laminate countertops with radius corners
- Prefab plastic bath/shower in Main Bath
- 36" mirrors above vanities
- Quality Cabinets® with Classic birch, Poplar or oak cabinetry in a variety of stains
- Obscure glass shower door in master bath
- Exhaust fans in all baths

Trim Features

- 9' Ceilings on the 1st floor with taller windows
- Painted O.G. base and case molding
- Six or two-panel masonite interior doors
- Interior door finish is smooth or grain look
- Oil rubbed bronze or Chrome lever door knobs throughout
- Fireplace with wood mantel & ceramic surround
- Two tone paint

Plumbing Features

- 50 gallon A. O. Smith® electric hot water heater
- Soaking tub per plan
- 2 exterior water hose bibs

Flooring

- 12" x 12" ceramic tile flooring in master bath and main bath
- Bruce® oak hardwood flooring in the powder room, foyer, kitchen and nook
- Armstrong® vinyl flooring in the laundry room
- Mohawk® carpeting with Stain Guard® and a 5 lb pad throughout
- Floors are screwed, nailed and glued

Laundry

- First or Second-floor laundry – per plan
- Washer and dryer connections with vent

Electrical Features

- One recessed light above kitchen sink
- Exterior lighting – at exterior doors and carriage lights on garage
- Two exterior GFI outlets
- Liftmaster® ½ hp garage door opener with two remotes
- Smoke detectors with battery back-up in all bedrooms and on each floor
- Ceiling lights in all bedrooms
- Lighting allowance
- ceiling fans prepped and installed in great room and prepped in master bedroom
- Three phone and three cable jacks
- CAT-5E high speed phone lines
- 150-amp electrical service

Heating and Insulation Features

- 92% energy efficient forced-air furnace
- Energy Star Home
- Blown-in cellulose insulation - R-13 in walls and R-38 in ceiling
- Tyvek® exterior house wrap
- Energy Seal Package
- Air Conditioning

Community Features

- Individual Well and Septic
- Fully landscaped community entrances and greenbelt
- Highly acclaimed Holly Public schools
- 18 month warranty
- We pay all special assessments and transfer tax

