



Pinehurst Terrace Standard Features

APRIL 2023

Interior Features

- ✿ 9' Ceilings/Vaulted Ceilings – Main and upper level per plan
- ✿ 8' Height roll-up clear view glass garage door at great room w/ side mount opener
- ✿ 8' Entry door with glass panel details
- ✿ Beautiful laminate wood flooring at kitchen and entry
- ✿ Paint grade shelving in all closets
- ✿ Designer selected light fixture package
- ✿ Low-E dual pane, energy efficient vinyl windows in "Clay" with "Climatech" Argon package
- ✿ Modern 5 Panel interior doors with Kwikset lever handle hardware in polished chrome
- ✿ 3 ¼" modern profile baseboard with modern profile casing
- ✿ Polished chrome bath hardware
- ✿ Large primary bedroom with walk-in closet per plan
- ✿ 6" LED Disk Lights per Plan.
- ✿ Laundry room per plan with 12" X 12" Ceramic Floor TileSCHLA
- ✿ Powder room on main floor
- ✿ Exposed steel beams per plan

Kitchen Features

- ✿ Slab granite countertops with undermount stainless steel double equal sink
- ✿ Chrome single lever pull down faucet
- ✿ Beautiful laminate wood flooring
- ✿ GE black appliance package with smoothtop electric range, self-cleaning oven, over the range microwave and tall-tub dishwasher
- ✿ Ice/Water line hookup for refrigerator
- ✿ Birch flat panel cabinets with 42" upper cabinets and a choice of two stain finishes, hardware included
- ✿ Kitchen island
- ✿ Large pantry
- ✿ Moen ½ hp Vortex™ garbage disposal with ultra convenient air switch

Primary Bath Features

- ✿ Luxurious 4 piece primary bath with large walk in shower
- ✿ Granite vanity tops with rectangle undermount sinks
- ✿ Raised vanity with drawers and wall mount medicine cabinet
- ✿ 3" X 6" Ceramic brickset subway wall tile at shower area
- ✿ Chrome single handle designer faucets
- ✿ Semi-frameless clear glass shower enclosure with built-in towel bar
- ✿ Private toilet room with elongated toilet
- ✿ Spacious linen closet with 24" deep wood shelves
- ✿ Wall to wall 42" high vanity mirrors
- ✿ 12" X 12" Ceramic Floor Tile

Secondary Bath Features

- ✿ Granite vanity tops with rectangle undermount sinks
- ✿ Raised vanity with drawers and wall mount medicine cabinet
- ✿ 3" X 6" Ceramic brickset subway wall tile at shower area
- ✿ Chrome single handle designer faucets
- ✿ Elongated toilet
- ✿ 42" high vanity mirrors
- ✿ 12" X 12" Ceramic Floor Tile

Electrical/Mechanical Features

- ✿ Programmable thermostat
- ✿ Ceiling fan prewire in primary bedroom
- ✿ TV & Ethernet connections per plan
- ✿ 92% gas forced air energy efficient furnace with air cyclor for whole house ventilation
- ✿ 40 gallon power direct vent gas water heater – EnergyStar® rated
- ✿ Cat 5e wiring per plan
- ✿ LED bulbs at all fixtures
- ✿ 200 Amp electric panel

Exterior

- ✿ 2 car garage with opener
- ✿ 30 year dimensional architectural roof shingles
- ✿ Low maintenance exteriors - stucco, brick and engineered LP® Smartside® wood siding with 50 year limited warranty
- ✿ Large steel reinforced concrete patio with modern cedar patio fence
- ✿ Beautifully landscaped front, side and rear yards with automatic sprinkler system – HOA maintained
- ✿ Professionally designed exterior color packages
- ✿ 7' tall steel insulated garage doors with windows and opener
- ✿ Thumb latch entry door lock with deadbolt
- ✿ Fire rated solid garage to unit entry door with deadbolt and automatic close operation
- ✿ Exterior weatherproof outlet at patio
- ✿ Seamless gutters and downspouts

Quality Construction Features

- ✿ 2 X 6 exterior wall framing with R21 insulation
- ✿ R49 ceiling insulation
- ✿ PEX Plumbing System
- ✿ 2 Hour fire rated party wall with STC rating of 58 minimum
- ✿ Structural slab over void foundation
- ✿ Fiber cement backer board in all tubs/showers
- ✿ Engineered floor/roof trusses

Community Features

- ✿ Homeowner's Association to maintain common area per Declarations
- ✿ Private recreation area and community garden