



HIDDEN SPRINGS

Standard Home Features

Interiors

- * Hardwood floors in foyer, dining room, powder room, kitchen and breakfast area.
- * Ceramic tile in wet areas in secondary baths
- * Painted (white) smooth ceilings in living areas (excluding garage).
- * Designer ceiling or vaults in great room
- * Master bed and bath per plan
- * Ceiling fan in great room and master bedroom
- * Pre-wire ceiling fan in secondary bedrooms (double switch)
- * Six (6) panels Colonial Design doors
- * Deadbolts on exterior doors
- * Fireplace (42") with outside air return
- * Marble or stone faced fireplace with custom mantle and raised hearth (upgrades available)
- * Pre-wired for High Speed Internet and multi-media services
- * Three (3) telephone and two (2) cable outlets (trimmed)
- * Complete alarm system
- * Pre-finished engineered shelving
- * Disappearing attic stairs
- * Trimmed and painted garage interior
- * Garage door opener with remote
- * Nine foot (9') ceilings throughout main level
- * Engineered Flooring Timeout stain resistant carpeting with 4lb. carpet pad
- * RB3 trim in Foyer, Dining, Family and Kitchen Areas

Customized Exteriors

- * Architectural design shingles with 30 year warranty
- * Design shingle ridge vent
- * Architectural controlled elevations with extensive custom details
- * Feature brick and stacked stone fronts available
- * Composite main entry door
- * GBG glass exterior doors
- * Professionally designed landscaped yards
- * Large front porch (most plans)
- * Rear porch, rear deck or patio
- * Pre-finished custom seamless gutters and downspouts
- * Pre-primed Hard-plank fiber cement siding
- * Mira Tec solid composite corner board and trim
- * Bora-care Termite Protection
- * Exterior patio covered with ceiling fans

Today's Kitchen

- * Custom wall cabinets with raised panel doors in Oak finish with European hinges.
- * Pantry
- * Frigidaire with electric cooking
- * Stainless steel appliance package which includes range, dishwasher and microwave.
- * Hardwood Flooring
- * Granite countertops

Luxurious Master Bath

- * Plant shelf
- * Oversized designer garden tub
- * Separate enlarged shower
- * Raised custom vanities with Marble tops
- * Double sinks with Moen faucets (most have knee space)
- * Ceramic tile floor
- * Vaulted or feature ceiling most plans
- * Oversized obscured window in master bath
- * Elongated commodes

Energy Savers

- * Vinyl insulated windows with low E glass
- * Insulated exterior doors (composite entry door)
- * GBG French doors with low E glass
- * R-13 wall insulation
- * R-38 flat ceiling
- * R-19 vaulted ceiling
- * Insulation enhancing home wrap moisture barrier
- * 52 gallon electric water heater

Personal Selections

- * Special color palette for exterior siding, shutters, front door stone
- * Carpet, hardwood and vinyl flooring
- * Granite countertops in kitchen
- * Marble tops in bathrooms
- * Appliance upgrades available
- * Lighting fixtures packages
- * Special choice of wall color in kitchen/breakfast area
- * Ceramic tile selections

Interior Trim

- * Two (2) piece crown in foyer and dining room
- * One (1) piece crown in Family, Kitchen Breakfast Area (unless vaulted)

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