



## **HIDDEN SPRINGS**

### Standard Home Features

#### **Interiors**

- \* Hardwood floors in foyer and Dining Room
- \* Smooth ceilings
- \* Ceramic tile Floors in wet areas in Master and Secondary Baths
- \* Designer ceiling or vaults in great room
- \* Master bed and bath per plan
- \* Ceiling fan in great room, Master bedroom and Covered porch
- \* Santa Fe Style Design Interior Doors
- \* Fireplace (36") with outside air return
- \* Stone face fireplace with custom mantle
- \* Three (3) telephone and two (2) cable outlets (trimmed)
- \* Complete alarm system with monitoring available (E.E. Armored)
- \* Pre-finished engineered shelving
- \* Disappearing attic stairs (some plans)
- \* Nine foot (9') ceilings throughout main level
- \* Engineered Flooring Timeout stain resistant carpeting with 4lb. carpet pad
- \* Interior Painted throughout
- \* Pre-painted Garage Doors w/openers and 2 controls

#### **Customized Exteriors**

- \* Architectural design shingles with 30 year warranty
- \* Design shingle ridge vent
- \* Architectural controlled elevations with extensive custom details
- \* Feature stacked stone fronts (available on most plans)
- \* Composite main entry door
- \* GBG glass exterior doors
- \* Professionally designed landscaped yards
- \* Large front porch (most plans)
- \* Hardie Board Siding
- \* Bora-care Termite Protection

#### **Today's Kitchen**

- \* Custom wall cabinets with flat panel doors in Maple/Oak finish with European hinges.
- \* Pantry most plans
- \* Appliances with electric cooking
- \* Black appliance package which includes range, dishwasher and microwave.
- \* Granite countertops in Kitchen

#### **Luxurious Master Bath**

- \* Plant shelf (some plans)
- \* Oversized designer garden tub
- \* Separate enlarged shower (most plans)
- \* Raised custom vanities with Formica Tops
- \* Double sinks with Moen faucets (most have knee space)
- \* Designer Tile Floors
- \* 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-30 flat ceiling
- \* R-30 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
- \* Formica tops in bathrooms
- \* Appliance upgrades available
- \* Lighting fixtures packages
- \* Ceramic tile selections

#### **Interior Trim**

- \* One (1) piece crown in foyer and dining room
- \* Shadow box in Dining Room

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