

# PARKLINE SERIES

## *EXTERIOR APPOINTMENTS*

### INCLUDED FEATURES:

- Premium Exterior Materials: HardiePlank® Lap Siding with Trespa® Pura Flush “Accent” Siding and Tamlyn Xtreme® Corner Trim (per Elevations), and Ledgestone Collection® Stone Veneer Accents with Indiana Rockface Sills on Front Elevations and Partial Side Elevations
- PVC and/or Composite Trim
- CertainTeed® Landmark, “Lifetime” Limited Warranty, Textured Composition Roof Shingles
- AdvanTech® Exterior Wall and Roof Sheathing
- 2”x 6” Grade A Framing @ 16” On-Center in Exterior Walls
- Sodded and/or Seeded Lawns with Individually Designed Landscape Plans
- Public Water and Sewer System, Natural Gas
- Asphalt Driveways
- Flagstone Front Stoop, Steps, and Leadwalk
- Oversized Aluminum Gutters and Downspouts
- In-Ground Basement with Wide Concrete Areaway and Window into Optional Den
- Andersen® 100 Series Composite Casement Windows with Black Exteriors and White Interiors with GBG Horizontal Grills (per Elevations) and Low-e Insulated Glass Note: Transom over Front Door to be Black Exterior and Black Interior.
- Therma-Tru® Fiberglass Front and Rear Exterior Doors **Note:** Front Door Glass to be Frosted. Rear Exterior Doors on Main Level will be Secured Unless an Opt. Rear Deck is Purchased.
- 4-Panel Metal Exterior Door to Garage
- Schlage® “Century” Handleset in Satin Nickel at Front Door with “Plymouth” Interior Knob
- Schlage® Door Hardware with “Plymouth” Knobs in Choice of Finishes at Secondary Exterior Doors **Note:** All Exterior Doors include Deadbolts
- Exterior Hose Bibbs (2)
- DeusModern® “Waldo” Black Mailbox
- Modern “Dwell” House Numbers

### GARAGE:

- Two-Car Front Load Garage
- Two (2) Nine-Foot Wide (9080) Amarr® “Vista” Single Overhead Doors with Frosted Glass, One (1) Opener and One (1) Transmitter Each
- Insulated, Drywalled, and Painted Garage Interior

### ELECTRICAL:

- Troy Beckham® Exterior Fixtures per Electrical Plan
- Exterior Soffit Lighting with LED bulbs on Front Elevation
- Recessed Lights with LED bulbs Beneath Front Portico
- Weatherproof Exterior Outlet at Front and Rear of House and Garage Interior
- Backlit Black Doorbell Button and Chime

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## *INTERIOR APPOINTMENTS*

### INCLUDED FEATURES:

- Ten Foot (Nominal) Ceilings on Main Level
- Nine Foot (Nominal) Ceilings on Upper Level
- Nine Foot (Nominal) Ceilings in Lower Level **Note:** Ceilings dropped in some areas for ductwork
- Oak Stairs from Foyer with Stained Treads, Painted Risers, Painted Stringer (no brackets)
- Horizontal, Satin Black Metal Rail System with Stained Wood Newels and Cap in Select Stains
- CPVC Pipe for all Water Supplies
- Attic Access with Pull-Down Stairs
- Engineered Floor Truss System
- AdvanTech® Subfloors, Screwed and Glued
- Custom, Painted Wood Closet Shelving with Metal Poles and Swing Closet Doors
- Sherwin Williams® Two-Tone Paint Throughout (one color on walls & one color on trim and ceiling) in Select Colors
- Painted Wood Base Boards, Shoe Moulding, Door and Window Casing
- Painted "Harbor Classic" Cove Crown in Foyer, Living, Dining, Family and Morning Rooms, Kitchen, and Powder Room
- Jeld-Wen®, Solid-Core 4-Panel Interior Doors (8'-0" High on Main Level, Where Ceiling Height Permits, and 6'-8" on Upper Level)
- Custom, Painted Wood Shelving, Chrome Poles, and Swing Doors in Closets
- Schlage® "Plymouth" Interior Door Hardware in Select Finishes
- One (1) 75-Gallon Natural Gas, Quick Recovery Hot Water Heater
- Carrier® Dual-Zone High Efficiency Natural Gas Heat Systems and Electric Air Conditioning (Note: Basement/Main Level Furnace has Automatic Zone Dampening System)
- Programmable Thermostats
- Home Energy Seal Package including Low-Expansion Foam around all Exterior Doors and Windows
- Passive Foundation Venting System
- Sound Abatement Insulation in Select Bathroom and Laundry Room Walls
- Armstrong® 5" Prefinished Hardwood Flooring in Select Finishes OR Sand & Finish 2-1/4" Red Oak Hardwood in Select Stains in Foyer, Powder Room, Dining, Living, Family, and Morning Rooms, Kitchen, Upper Hall/Loft, Owner's Bedroom and Owner's Walk-in Closets
- Carpet in Select Grades with Pad in Secondary Bedrooms and Secondary Bedroom Closets
- Ceramic Tile in Select Colors and Finishes in Family Foyer/Pantry, Laundry Room, Owner's Bath, and all Secondary Baths

### **POWDER ROOM:**

- Century® Cabinet Vanity in Select Styles and Finishes
- Quartz or Granite Vanity Countertops (in Select Colors) with Signature Hardware® Rectangular Undermount Sink in White
- Signature Hardware® Two-Piece Toilet in White
- Kohler® "Tempered" Lavatory Faucet in Polished Chrome
- Uttermost® "Sherise" Mirror
- Bath Accessories in Choice of Styles and Finishes

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#### FAMILY ROOM:

- Remote Controlled Heat'n'Glo® "Mezzo" 48" Linear Natural Gas Fireplace with Drywall Surround, Black Clean Face Trim, Reflective Black Glass Refractory, LED Lighting, Glass Media, and Cantilevered Raised Hearth

#### KITCHEN/MORNING ROOM:

- Century® 42" Cabinets in Select Styles and Finishes at Kitchen, Island and Butler's Pantry
- Box Range Hood with Batten Moulding at Base
- Quartz or Granite Countertops, including "Waterfall" Ends on the Kitchen Island, in Select Colors with Blanco® "Grandis" Undermount Single Bowl Kitchen Sink in White **Note:** Island includes electrical outlets per code.
- Delta® "Trinsic Pro" Faucet w/ Pull-down Spray in Arctic Stainless
- Insinkerator® Garbage Disposer with Franke® Air Switch and Controller
- Jenn-Air® "Rise" Appliance Package in Stainless Steel, including 42" Built-in French Door Refrigerator, Dishwasher, Microwave Drawer, and 48" Gas Range w/ (6) Burners & Griddle with Venta-Hood Liner Above

#### FAMILY FOYER:

- Century® Base Cabinet(s) in Select Styles and Finishes with Quartz or Granite Countertops in Select Colors at Charging Station
- Jeld-Wen® Frosted Glass 4-Panel Interior Door to Pantry

#### LAUNDRY ROOM:

- Century® Cabinets in Select Styles and Finishes with Drying Bar above Sink
- Quartz or Granite Countertop (in Select Colors) with Blanco® "Liven" Single Bowl Laundry Sink in White
- Grohe® "Elberon" Faucet w/ Pull-down Spray in Starlight Chrome
- Laundry Hook-ups

#### OWNER'S BATHROOM (Including Opt. Owner's Bath #2):

- Century® Cabinets in Select Styles and Finishes
- Quartz or Granite Vanity Countertops (in Select Colors) with Signature Hardware® Rectangular Undermount Sinks in White
- Signature Hardware® Toilet in White
- Signature Hardware® Widespread Faucet in Polished Chrome
- Signature Hardware® 66" Free-standing Soaking Tub in White with Deck Mount Widespread Faucet in Polished Chrome
- Frameless Shower Enclosure with Polished Chrome Hardware and Clear Glass and Two Shower Heads in Polished Chrome. **Note:** Frame Cap on Shower Enclosure in Parkline 80 Upper Level Owner's Shower. Only One Shower Head included with Opt. Owner's Bath #2 in Parkline 80.
- Ceramic Tile Floor and Shower Floor/Walls (to Ceiling) in Select Colors and Styles
- Double Square Recessed Tile Niche in Shower
- Bath Accessories in Select Styles and Finishes
- Frameless Polished Edge Mirrors

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## SECONDARY BATHROOMS (Including Opt. Basement Bath):

- Century® Cabinets in Select Styles and Finishes
- Quartz or Granite Vanity Countertops (in Select Colors) with Signature Hardware® Oval Undermount Sinks in White
- Signature Hardware® Toilet in White and Kaldewei® 60x30" Soaking Tub in White
- Kohler® "Tempered" Single Control Faucets in Polished Chrome with matching Tub and Shower Trim Kit
- Ceramic Tile Floor and Tub/Shower Surround, with Tile to Shower Ceiling
- Recessed Tile Niche in Tub/Shower Surround
- Bath Accessories in Select Styles and Finishes
- Frameless Polished Edge Mirrors

## ELECTRICAL:

- Structured Wiring Package Including: (1) Network Connection Center, (4) Combo Outlets (Cat-6 and RG-6)
- Combination Smoke/Carbon Monoxide Detector on Each Level (per Building Code)
- Smoke Detectors in every Bedroom
- Security System to Include: Security Panel w/ Main Control Center in Family Foyer and additional Touch Screens at Front Door and in Owner's Bedroom, (2) Motion Detectors, (1) Smoke Detector Monitored in Upper Level Hallway, Contacts on all Basement and Main Level Exterior Doors, and (1) Interior Siren
- Duplex Outlets in Finished Areas (per Building Code)
- White Decora Rocker-Style Light Switches Throughout
- 400 Amp Service
- Recessed LED Downlights (per Electrical Plan), in the following locations:
  - Family Room
  - Kitchen
  - Butler's Pantry
  - Family Foyer/Pantry
  - Upper Hall/Loft
  - Laundry
  - Owner's Bathroom
  - Bathrooms #2, #3, and #4 (one (1) Recessed over Vanity and one (1) over each Bathtub/Shower)
  - Basement Vestibule
- Unfinished Basement Includes Keyless Fixtures per Electrical Plan
- Electrical Fixtures (per Portfolio) at Foyer Entry Hall, Dining Room, Morning Room, Kitchen Island, Stairwell, Powder Room Ceiling, Owner's Bath Vanities, and the Walk-in Closets. Note: Prewires included in these locations.

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