



Southern Development Homes Standard Features

Luxury Features

- ✧ Manor Style Home with Garage
- ✧ 9' Ceilings on 1st Floor
- ✧ 8' Ceilings on 2nd Floor
- ✧ White 6 Panel Interior Doors with Cased Openings
- ✧ Truss Joist (TJI) Engineered Floor System 16" on Center
- ✧ Structured Wiring (5 locations TBD by Purchaser)
- ✧ Phone line in Kitchen & Master Bedroom
- ✧ Brushed Nickel Light Fixtures and Chrome in Bathrooms
- ✧ Prewiring for Ceiling Fans in Bedrooms
- ✧ Fans with Light Kits installed in Master Bedroom & Family Room
- ✧ Two Tone Interior Paint Package
- ✧ Ventilated Shelving in Closets
- ✧ Brushed Nickel Levered Door Handles
- ✧ Mannington Resilient Flooring
- ✧ Wear-Dated Carpet with 6-lb Pad
- ✧ Oak Treads Painted Pine Risers with Oak Stair Rails to 2nd Floor
- ✧ Trim & Millwork – 4 ¼" Base, 3 ¼" Casing
- ✧ Laminate Flooring

Distinctive Exteriors

- ✧ Timberline 30 year Dimensional Roof Shingles
- ✧ Double Hung Vinyl Windows with Screens
- ✧ Painted Fiberglass Front Door w/ Brushed Nickel Kick Plate, Knocker, Deadbolt & Peephole
- ✧ Post Light
- ✧ Door Bell
- ✧ 6" Beaded Vinyl Siding
- ✧ Hose Bibs (Front and Rear)
- ✧ Electrical Outlets (Front and Rear)
- ✧ Exposed Aggregate Front Walk, Front Porch & Patio
- ✧ Brick Skirt w/Water Table

Energy Saving Features

- ✧ 13 SEER Heat Pump System with AC
- ✧ Energy Efficient Tyvek Home Wrap
- ✧ R-13 Batt Insulation in Walls, R-38 Blown in Attic
- ✧ 50 Gallon Electric Hot Water Heater
- ✧ Wood Sheathing (OSB)

Deluxe Baths

- ✧ Mirrors in all Bathrooms
- ✧ Chrome Bath Accessories
- ✧ Moen "Monticello Series" Faucets
- ✧ Cultured Marble Sinks in Full Bathrooms
- ✧ Pedestal Sink in Powder Room
- ✧ Double Bowl Vanity in Master Bathroom & Bathroom #1

Gourmet Kitchens

- ✧ Mid Continent Maple Cabinets
- ✧ Wilsonart Laminate Countertops
- ✧ Multi Shelf Pantry
- ✧ GE Stainless Steel Elect. Range, Dishwasher, & Microwave
- ✧ Garbage Disposal
- ✧ Stainless Steel Sink

Upgrades Available (Packages)

- ✧ Ceramic Tile
- ✧ Mid Continent Kitchen Cabinets
- ✧ Staron Solid Surface or Granite Kitchen Countertops
- ✧ Decorative Bathroom Vanity Tops
- ✧ Deluxe Kitchen Appliances
- ✧ Crown Molding and Chair Rail

Community Features

- ✧ Convenient to Shopping Center
- ✧ Age Qualified Maintenance Free Neighborhood
- ✧ Pool and Tennis Courts
- ✧ Walking Trails
- ✧ Picnic Pavilion

Customer Service

- ✧ 1 Year Homeowner's Warranty
- ✧ Waterproofing House Guard Warranty
- ✧ Termite Warranty
- ✧ Pre-Settlement Orientation
- ✧ 60-Day Post Closing Follow-up
- ✧ 11-Month Follow-up

Features subject to change without notice. Effective 10.23.07

