

INCLUDED FEATURES

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SOUTHERLAND
BY HEDGEWOOD

Exteriors

- Insulated wood Low E windows with limited lifetime warranty
- Exterior materials and details determined per plan
- Aluminum pre-finished half-round seamless gutters (per elevation/plan)
- Professional landscaping package watered by neighborhood irrigation & maintained by neighborhood gardener

High Performance Systems

- Sealed building envelope
- Sealed ductwork in conditioned space
- Fresh air intake
- High efficiency 14 seer cooling
- Spray foam roofline of attic
- R-13 wall batt insulation
- Gas furnaces with zone control per floor
- 50 gallon gas or electric water heater (per plan)

Plumbing

- Delta /8" spread faucets in polished chrome for Master and Powder Room
- Delta/Single in polished chrome for Secondary Baths
- Kohler Simplice pullout faucet in polished chrome for Kitchen
- Undermount single bowl Kitchen sink in 18 gauge stainless steel
- Countertop disposal switch
- Acrylic, drop-in, non jetted tub in white for Master Bath per plan
- 30x60 white tub w/tile surround in Secondary Baths (per plan)
- Kohler comfort height white toilets

Electrical

- Automatic garage door opener(s)
- (15) Recessed can lights
- (2) Weatherproof exterior receptacles
- Ceiling fan wiring determined per plan
- Pre wire for under-cabinet lighting determined by plan
- Structured wiring system run to central panel including:
 - Security system pre-wire
 - (4) Data /TV jacks

Allowances

- Decorative interior lighting \$2000

Interiors

- Stained or painted from seller's selections kitchen cabinets
- Stained or painted from seller's selections bath vanities
- Granite or marble countertops in Kitchen with a tile backsplash
- Granite or marble countertops in all full baths with white porcelain undermount sinks
- Choice of light or medium painted doors
- White based paints for interior walls(1), ceilings(1) and trim(1)
- Callen knobs for interior door hardware all available finishes
- Tiled Master Bath floor, shower walls and floor
- Tiled Secondary Bath floors and tile tub surround
- Tiled Laundry Room floor (per plan)
- Master Bath showers include tiled shampoo niche
- Heavy glass (frameless) shower door in Master Bath
- Vinyl wrapped continuous slide wire clothes rod & shelving
- Choice of appliance packages featuring Whirlpool and Kitchen Aid
 - 30" gas range
 - 36" chimney hood
 - Stainless steel Energy Star dishwasher
 - Built-in microwave
 - Garbage disposal with push button countertop control

Flooring

- Engineered floor system
- Bedroom carpet in a variety of styles, pattern and color with 6lb pad
- Wood sub-floored homes feature site finished, nail down oak. Slabs feature engineered glue down flooring as selected from included selections- Main Floor and Up Hall

Trim and Stairs

- Custom trim package
- 1"x10" base with cap - main level (per plan)
- Full oak treads main staircase and landings
- 2-Panel, paint grade, interior doors (size per plan)



Information is believed to be accurate but not warranted and is subject to changes, omissions, and errors. Features may vary per plan. *Substitutions may occur subject to availability - Revised 3/20/2019



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