

# GLENN HEIGHTS

## STANDARD FEATURES LIST

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### Interior

- Vaulted foyer with pendant light
- Fiberglass entry door
- Commercial grade Luxury Vinyl Tile flooring
- 10ft ceiling height on main level
- 9ft to 12ft ceilings on upper level
- Steel stair rail
- Beetlekill stair risers open between planks
- Ceiling fan in all bedrooms and living room
- Contemporary full-light overhead door to balcony with black rails and quiet electric motor
- Drywall light skip trowel texture
- Door handles in matte black
- 1 hour with the Designer is included

### Kitchen

- Granite or quartz slab counters with custom backsplash
- Waterfall island with pendant lights & room for seating
- Superior brand infinity cabinets with soft close doors and drawers
- Stainless steel range, hood, microwave, and dishwasher
- Designer tile backsplash
- Pre-plumbed for propane gas option
- Matte black faucet with pull-out sprayer
- Recessed can lighting

### Owner's Suite

- Contemporary full light overhead door to balcony
- Five piece bath with deep soaking tub
- Granite or quartz counters
- Walk-in closet

### Bathrooms and Laundry

- Granite or quartz counters
- Tile Flooring
- Tile bath and shower surrounds
- Tile backsplash in laundry room and owners bath
- Double vanities in both upper level bathrooms
- Pocket doors to powder bath, laundry and owner's bath
- Matte black hardware

### Architectural Features

- 24 gauge Metal roof
- Cortin metal accents
- Fiber cement panel siding
- 2x6 exterior construction
- Concrete reinforced engineered slab on grade foundation with reinforced steel and perimeter drain
- 8x12 and 6x10 front composite decks
- Clerestory windows for light and privacy

### Mechanical & Energy Efficiency

- 100% efficient forced air furnace
- Central A/C
- Pre-plumbed for solar
- Anderson Fibrex windows with contemporary black finish
- PEX flexible pipe plumbing system
- High efficiency foam insulation in ceiling
- Heated tile floor entry
- Tyvex house wrap

### Wiring & Electrical

- Cable & phone outlets in all bedrooms and great rooms
- Cat 5 wiring to all phone outlets
- Central wiring panel with adjacent outlet

### Garage

- Drywall finished and taped walls
- Dumbwaiter to kitchen
- Storage room
- Add-on options include climate control and electric car charging port

### Landscaping

- Rear common courtyard area with gardens and grills
- HOA maintained trees and foliage

### Options - Available upgrade options include...

- Gas line for stove
- Refrigerator
- Fireplace
- Recirculating hot water

**StrucSure Warranty** included on every home