

# OUTSTANDING INCLUDED FEATURES

## QUALITY CONSTRUCTION

- Engineered foundations based on soil analysis from each home site.
- Modern elevations with extensive gables, hips and irregular roof pitches for curb appeal.
- Rear entry garage is fully drywalled and painted with metal roll-up doors. Garage door openers one per plan.
- Distinctive front porch & gate entry.
- Decorative exterior lighting.
- Concrete integral tile roofs.
- 16" on center wall studs inside and out. 2"x4" pressure treated plates on exterior walls.
- 1/2" sheetrock on all walls and ceilings. Light orange peel texture throughout.
- Vaulted and flat plate minimum 9' ceiling.
- Solid copper plumbing throughout. All joints to be above slab.
- Noise resistant fiberglass entry front door.

## DISTINCTIVE INTERIOR FEATURES

- Raised six panel interior doors with satin nickel hardware.
- Custom raised maple cabinetry throughout with wide variety of popular color stains. Full finished white interiors, Euro slide drawer guides, adjustable shelves and concealed hinges.
- Custom maple desk and cabinets in study area.
- Linen cabinets in hallways.
- Mirrored bypass closet doors and walk-in closet in master bedroom.
- Subtle recessed lighting and designer fixtures throughout home.
- Soffited/coffered ceilings (where applicable).
- Custom-styled radius bullnose corners on interior walls.
- 18x18 porcelain tile in foyer, kitchen, bathrooms and laundry nook.
- White Decora rocker light switches throughout home.
- Premium quality carpeting in a selection of decorator colors.
- Laundry nook includes hook-ups for gas or electric dryer.

- Designer satin nickel plumbing fixtures & accessories in all baths.
- Two tone interior paint.

## GOURMET ENTERTAINING

- Spacious entertaining style kitchen.
- GE Profile stainless steel 30" built-in oven, 4 burner gas range, separate microwave oven, and multi-cycle dishwasher.
- Kitchen granite slab counter tops in a selection of designer colors.
- Two compartment stainless steel sink with pullout spray faucet.
- Under cabinet lighting in kitchen.

## LUXURIOUS BATHS

- Slab travertine counter tops and backsplash.
- Spacious soaking tub surrounded by 12x12 porcelain tile. Glass enclosed shower stall in master bath.
- Porcelain over steel tubs in secondary bathrooms.

## CONVENIENCE & ENERGY EFFICIENCY

- Structured wiring system with 4 port multi media plate includes CAT5 wiring; telephone and cable outlets in convenient locations throughout home.
- Pre-wiring for security system and surround sound in family room.
- Air conditioning.
- Vinyl dual-glazed windows with screens to keep the home cool in summer and warm in winter.
- Water-saving fixtures and toilets that meet or exceed all regulations.
- Energy efficient water heaters.

## DESIGN CENTER OPTIONS

*(Options at an additional cost)*

- Jetted or spa quality tubs.
- Home entertainment systems.
- Custom floor designs.
- Detailed tile accents.

\*Michael Crews Development reserves the right at its sole discretion to make changes or modifications to maps, floor plans, elevations, specifications, materials, features, and exterior colors without prior notice. Features may vary in some plans.

  
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Cityscape Standard Features: 09/08/05