



The Avalon

Standard Features

HVAC

- 93% Efficient Gas Furnace
- Built-in humidifier
- 14 SEER Air Conditioner
- Digital Thermostat
- Passive radon vent

Electrical

- Above fireplace mantle outlet
- 3 Garage outlets
- Ethernet outlets
- Pre-wired for ceiling fan in all bedrooms
- Carbon monoxide detector

Paint

- 2 Flat Wall Colors (interior)
- 1 Trim Color (interior)
- 1 stain color (interior)
- 1 exterior body color
- 1 exterior trim color (front of home)
- 1 accent color for front door and garage

Flooring

- Carpet in bedrooms, hallway, office, great room
- Engineered hardwoods in kitchen and entry

Countertops & Cabinets

- Level 1 granite or quartz in Kitchen
- Cultured Marble in bathrooms
- Kitchen cabinets with 3" drawer pulls and knobs for doors

Windows & Doors

- 6'8" paint grade entry door with sidelights
- White vinyl double-pane windows

Exterior

- 30 Year composition roof
- 3 Car Garage
- 2 Garage door openers with two remotes and 1 exterior key pad
- 2 exterior hose bibs
- 2 exterior outlets
- Stucco siding front with stone accent per elevation
- LP SmartSide siding on sides and back
- Approx. 9' foundation walls (not ceiling height)
- 8' tall insulated garage doors
- Approx. 10' by 10' concrete patio

Trim, Mirrors & Fireplace

- Plate glass mirrors in bathrooms
- Direct vent gas fireplace
- Floor to fireplace mantle stone or tile

Plumbing

- Chrome plumbing fixtures
- Kitchen undermount stainless steel sink
- Kitchen garbage disposal
- Kitchen fridge icemaker line
- 50 Gallon hot water heater
- One showerhead in primary shower
- One piece fiberglass shower/tub units in secondary bathrooms

Allowances

- \$15,000 Tile and Flooring Allowance
- \$2,500 Lighting Allowance
- \$3,500 Appliance Allowance
- \$1,500 Landscape Allowance
- Sod up to 12,000 sqft lot