



## INCLUDED FEATURES & SPECIFICATIONS

### CLINE HOMES AT DANIEL ISLAND PARK

#### EXTERIOR FINISHES

- Crawlspace w/poly vapor barrier
- 10' 1<sup>st</sup> Floor ceilings; 9' 2<sup>nd</sup> Floor ceilings
- Pella® Proline 450 Aluminum Clad windows in White
- Hardiplank fiber-cement siding, soffit, fascia board, rear porch ceilings
- Pine Beadboard (Painted or Stained) or Hardiplank front porch ceilings
- Front and rear porch exterior decking to include eased edge 5/4 x 6" pressure treated pine decking, painted or stained
- All 5V Metal Roof with ice and water shield underlayment
- Radiant Barrier roof sheathing
- Mahogany Front Door
- 8' Fiberglass full-lite patio doors painted to match trim
- Composite Garage Doors; Courtyard Collection by Overhead Doors; Two-car, separated bay, 9'x8' carriage style garage doors w/ decorative hardware, automatic opener & remotes
- Composite, operable exterior shutters (per plan)
- Gas Lantern(s) at Front Porch (2 wall mount or 1 hanging)
- Landscaping: Professionally landscaped and zenith zoysia sodded yard with fully automated irrigation system w/drip line to plant materials (per ARB approval); three exterior hose bib.
- Tabby oyster shell concrete finish on walkways and driveway
- 5/4"x6" eased edge deck board flooring in pressure treated pine on all porches with 2 coats of solid or semi-transparent stain

#### INTERIOR FINISHES

##### APPLIANCES

- KitchenAid® Architect Series II Stainless Steel 36" 6 Burner Apron Front Commercial Style Gas Cooktop: KGCU467VSS
- KitchenAid® Architect Series II Stainless Steel 30" Oven/Convection Micro Combo: KOCE500ESS
- KitchenAid® Architect Series II Stainless Steel 24" Dishwasher: KDTE104ESS
- Jenn-Air® Built-in 42" SS Refrigerator with Pro Style Handles: JS42PPDUDE

##### CABINET SPECIFICATIONS

- **Kitchen and Master Bath**
  - ¾" solid, select hardwood construction

different. by design.

- Drawers/Doors: Soft close doors and drawers
- Style: Painted or Stained
- Finish: Choice of Stain, Stain with Glaze, or Paint
- Kitchen includes crown molding, light rail, and undercounter lighting
- Cabinet Hood Module over Cooktop
- **Secondary Baths and Laundry**
  - Maple cabinets w/ choice of paint or stain; Soft close doors & drawers; Gentleman's height option

## COUNTERTOPS

- Cambria Quartz or any Available Stock Granite Equivalent in Kitchen and Master Bath
- Carrera Marble or Granite Equivalent Powder & Secondary Baths
- LG Viatera Quartz Celeste or Granite Equivalent in Laundry

## TILE

- **Master Bath:** Marmi Di Napoli or equivalent
- **Secondary Baths/Laundry/Mudroom Flooring:** DalTile® Florentine, Brixton, Fidenza, Salerno or Stratford Place or equivalent
- Tiled backsplash in Kitchen: Cracked glaze beveled tile or equivalent

## HARDWOODS

- Site finished floors – 3-1/4" Caribbean heart pine, 4" rustic red oak, 4" rustic white oak or 3"/5" alternating rustic red oak (subject to availability)
- Includes Stain (if desired) and Loba High Traffic Finish
- Includes matching hardwood stair treads, open treaded per plan
- **Locations:**
  - Master Bedroom
  - Entire First Floor
  - 2<sup>nd</sup> floor hall/landing areas and open loft areas

## PLUMBING FIXTURES & FINISHES

- Rinnai® Tankless Hot Water Heater
- **Kitchen:**
  - Kitchen Sink: Rohl® Fireclay white undermount, Kohler® whitehaven farm sink (white), OR Blanco Silgranit (preferred for black / darker colored sinks) or equivalent
  - Kitchen Faucet: Moen® Brantford in choice of finish or equivalent
  - Soap dispenser and flush mount garbage disposal button
- **Master Bath:**
  - Moen® Kingsley Oil Rubbed Bronze or equivalent fixtures (8" spread)

- Rain Shower Head in MBA shower (7")
- Maxx Pedestal Tub (Maax Jazz or equivalent)
- Archer square undermount bowls (or equivalent)
- Separate fully tiled walk-in shower with built-in niche and 3/8" Frameless Shower door with Pull Handle; additional handheld sprayer on arm bar
- Toto Entrada Comfort Height (ADA) toilet
- **Powder:**
  - Cabinet Vanity w/undermount porcelain bowl
  - Moen® Kingsley Oil Rubbed Bronze or Moen® Weymouth Chrome or equivalent fixtures (8" spread)
  - Toto Entrada Comfort Height (ADA) toilet
- **Secondary Baths:**
  - Kohler® Bellwether cast iron 60"x32" alcove Tub with Tiled Surround or Tiled Shower (per plan)
  - Moen® Kingsley Oil Rubbed Bronze or Moen® Weymouth Chrome or equivalent fixtures (4" spread); undermount porcelain sink bowls
  - Toto Entrada Comfort Height (ADA) toilets
- **Laundry:**
  - Min 30" base cabinet with 18g single bowl stainless undermount sink and Chrome Moen® Camerist Pullout Faucet

## INTERIOR DOORS

- 8' solid core doors 1<sup>st</sup> floor – choice of panel profile
- 7' solid core doors 2<sup>nd</sup> floor – choice of panel profile
- Kwikset Hancock knobs or Tustin levers in choice of bronze or nickel finishes

## FIREPLACE

- Heat & Glo® 6000C or 8000C Direct Vent Gas Fireplace (36" or 42" per plan)
- Sonoma® painted mantel or equivalent
- Raised Brick or selection of over 25 varieties of slate, marble, granite or limestone

## ELECTRIC & LOW VOLTAGE

- Fixture allowance and recessed cans per electrical plan
- Surround Sound in Family Room
- Two Exterior Speakers to Screen Porch w/volume control
- Multimedia Home Run Plate in Family Room
- Cat-5 / RG6 jacks to all BRs, Study, Family Room, Bonus Rooms; 2 separate phone line runs (MBR, Kitchen)
- Central Distribution Panel for phone, data and cable distribution



- Security System prewire included – includes first floor exterior door contacts, 1 motion detector, 1 internal siren, 1 keypad, 1 power transformer, and 1 security circuit board w/enclosure

#### **INTERIOR TRIM**

- 2-pc crown all first floor living areas
- 1-pc crown in all second floor living areas
- Dining Room and Study include wainscoting or picture frame molding
- 9-1/4" base 1<sup>st</sup> floor; 7-1/4" base 2<sup>nd</sup> floor
- One ceiling color, one trim color and three interior wall colors included; Interior Colors to be Sherwin Williams® scrubbable, washable latex paint; Flat sheen on the walls; Semi-Gloss sheen on the trim

#### **CARPET**

- Dixie Homes® Symmetric or equivalent
- 8-lb rebond pad
- **Locations:**
  - All Bedrooms, Bedroom Closets, FROGs, Bonus Rooms (if applicable) unless otherwise noted as Hardwood

#### **SHELVING, MIRRORS & BATH HARDWARE**

- Cabinet-grade custom melamine closet systems in all closets and pantries
- Framed Mirrors in all baths
- Moen® Kingsley (or equivalent) Bath Hardware (1 towel bar per tub/shower, 1 hand-towel bar or towel ring per sink, 1 TP Holder per toilet)

#### **HVAC SYSTEM**

- 14 SEER Trane® HVAC System
- Auto changeover Thermostats
- Two Unit Heat Pump System: Includes separated unit systems for first and second floor, no ductwork in crawlspace (unless required by plan)

#### **ROOM OVER GARAGE (if applicable)**

- Mini-split HVAC System
- Bathroom includes Kohler® Devonshire Tub with Tiled Surround, Moen® Brantford Plumbing Fixtures, and Gerber® Logan Square elongated toilet
- Carpeted Floors (Shaw Simple Times or Equivalent)
- Electric Water Heater
- Kitchenette or Additional Built-ins not Included unless specified