



The Pointe
at Current

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Included Features -

Exteriors:

- Innovative modern design by firm THINK Architecture
- Exterior finish of natural stone and composite siding
- Full yard localscape and natural vegetation landscaping
- Large outdoor patio decks (per plan)
- Large, dual-paned, low-e fiberglass windows (u-value of .27 or lower)
- 40 year asphalt shingle roof
- Exterior lighting in the front, garage, & doorways
- Soffit and fascia at roof rafter locations
- Aluminum gutters and downspouts with baked enamel finish
- 8ft tall insulated fiberglass entry door with deadbolt lock
- 8ft tall sliding glass (per plan)
- Outside waterproof electrical outlets with holiday outlet & switch
- 8ft tall garage door
- Hose bib in the garage

Interiors:

- 9ft high ceilings on main floor
- Designer \ cabinets in shaker style choice of 4 stain colors
- 2cm granite countertops throughout
- Laminate wood flooring at entry and throughout second floor (EVP)
- Tile flooring in baths and laundry
- Broadloom, patterned, woven poly carpet
- Attached 2-car garage w/ automatic opener and transmitters
- Designer lighting & hardware in brushed nickel finish w/ efficient LED lighting in entire home
- Wi-Fi Compatible Package (homerun main line in mech room w/coaxial outlet and ethernet at Primary Bed, Great Room, and top shelf of Pantry)
- Electric washer/dryer connections
- Dual stage, variable speed 97% super high efficient gas furnace w/ 14 SEER AC
- Fresh air recovery system (ERV – energy recovery ventilator)
- Digital programmable thermostat
- Smoke detectors in all living areas & bedrooms with a carbon monoxide detector on each level
- Wall corners are mini-chamfer for a clean and straight design
- Berkley style interior doors
- Designer 3-1/2in style base & door casing w/ 4in header & 2-1/2in legs
- Holy smooth finish sheet rock walls & textured ceiling with sheetrock wrapped windows
- Upgraded one-tone paint in eggshell finish (choice of 5 available options)
- Sheetrock wrapped ½ wall stairways & loft areas with hand rail
- Electric vehicle (EV) ready outlet
- Passive radon mitigation system
- Melamine shelving at closets

Kitchen:

- Designer cabinets in shaker style 42in upper cabinets w/ choice of 4 stain colors
- Spacious kitchen island w/ 2cm thick granite countertop bar & bar overhang
- Laminate wood flooring (EVP)
- Stainless steel electric range
- Stainless steel microwave
- Stainless steel dishwasher
- Chrome Moen Tenon style single hole pull down kitchen faucet
- Dual bowl, stainless steel, under-mount sink
- 4 recessed LED disk lights
- Pantry with melamine shelving
- In-sink garbage disposal
- Pre-plumbed water line to refrigerator

Baths:

- Designer cabinets in shaker style adult height vanity w/ choice of 4 stain colors
- Western Pottery square drop-in sink w/ pedestal sink at half bath
- 2cm granite countertops in all full baths
- Tile flooring (also at laundry)
- Tile surrounds at all showers and tubs
- Quality Moen Cia style bath and shower fixtures (chrome finish)

Zero Energy Ready Features:

- HERS energy scores in the 40's – 50's (HERS scores are individually tested by 3rd party inspectors & will vary from home to home)
- Zero Energy Ready Home (as defined by the US Dept of Energy)
- Every home EnergyStar 3.2 tested & certified
- Solar PV ready
- Energy efficiency: R-30 walls & R-60 attic insulation
- 2x6 exterior walls with 2.5in closed cell spray foam and blown-in fiberglass insulation
- EnergyStar qualified 93% efficiency tankless water heater w/on demand water circulation system



*Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Dimensions are approximate. Actual homes may vary from photos and/or drawings which may show upgrades and may not represent the lowest-priced homes in the community. 9/19/24



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