



Waterstone

Included Features-

Exteriors:

- HERS Energy Scores in the 40's-50's (HERS scores are individually tested by 3rd party inspectors and will vary from home to home)
- Prewire for solar panels
- Innovative modern design by architectural firm KTGy
- Exterior finish of stucco, composite siding, and brick (per elevation)
- Grassless localscapes front yard landscaping with automated irrigation system and waterwise park landing strip
- 25 year asphalt shingle roofing
- Large dual paned, low-e vinyl windows (u-value of .27 or lower)
- Exterior lighting in the front, garage, and doorways
- Aluminum gutters and downspouts with baked enamel finish
- 8 foot tall insulated fiberglass entry door with deadbolt lock
- 8 foot tall rear sliding door in kitchen/dining
- 8 foot tall garage door(s)
- Outside waterproof electrical outlets with holiday outlet & switch
- Hose bibs in the garage and rear of the home
- Unfinished basements with window wells per plan (finished basements will be offered as optional)

Interiors:

- 9 foot high ceilings on main floor
- Designer beech wood cabinets in shaker style w/ choice of 4 stain colors
- 2cm granite countertops throughout
- Coat drop with benches (per plan)
- LVP flooring at entry, dining, & kitchen
- 12in x 24in luxury vinyl tile (LVT) flooring in baths and laundry**
- Adult height vanities (at full baths)
- Grand primary bath
- Sleek loop, stain resistant, nylon carpet
- Designer LED disk lighting, & hardware in brushed nickel finish throughout
- Attached 2-car garage w/ automatic opener and transmitters
- 2x6 exterior walls
- 20 SEER Heat Pump Unit
- Rough plumb for future water softener
- High efficiency heat pump hybrid water heater
- Fresh air recovery system (ERV – energy recover ventilator)
- Passive radon mitigation system
- Digital programmable thermostat
- Wi-Fi Compatible Package (homerun main line in mech room w/ coaxial outlet and ethernet at primary bed, great room, and pantry for Wi-Fi Box)
- Homerun mainline in mechanical room
- Electric washer and dryer hookups
- 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
- Berkeley style interior doors
- Designer 3-1/2in style base & door casing w/4in header & 2-1/4in 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 1/2 wall stairways & loft areas with hand rail
- Electric vehicle (EV) ready charger
- Sewer Ejector Pump

Kitchen:

- Designer beech wood cabinets in shaker style w/42in tall upper cabinet standard height w/choice of 4 stain colors
- Spacious kitchen island w/2cm thick granite countertops & bar overhang
- LVP flooring
- Electric range
- Microwave
- Dishwasher
- Chrome Moen Sto style single hole pull down kitchen faucet
- 6 recessed light fixtures
- Rough electrical for kitchen pendants and dining light
- Pantry with wired shelving
- In-sink garbage disposal
- Pre-plumbed water line to refrigerator

Baths:

- Designer beech wood cabinets in shaker style adult height vanity w/ Choice of 4 Stain Colors
- Adult height vanities in all bathrooms
- Western Pottery square drop-in sink w/pedestal sink at half bath
- 2 cm granite countertops in full baths
- 12in x 24in Luxury vinyl tile (LVT) at baths and laundry**
- 5 foot fiberglass tub/shower combo in full baths
- Grand primary bath
- Quality Moen Align 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 Department of Energy)
- Every home Energy Star 3.2 tested & certified
- Energy efficiency R-30 walls & R-60 attic blown-in insulation
- 1in Rigid exterior foam
- 2x6 exterior walls
- All electric heating, cooling & cooking
- Energy Star qualified hybrid water heater w on demand water recirculation system

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*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. **Features on homes started after 8/1/2024 9/10/2024