

# STANDARD FEATURES



## INTERIOR

- Stainless Steel undermount kitchen sink (single or double bowl)
- Recessed can lights in kitchen per plan
- Two island sconces per plan
- Stainless Steel gas cook-top or slide in range per plan
- Stainless Steel dishwasher
- Stainless Steel microwave/speed oven combo or true double oven with OTR microwave per plan
- 390 CFM hood insert with light (wood cabinet hood – two door)
- 3 CM level-1 quartz or granite in kitchen, guest bath & master bath
- Laminate countertops in kitchen pantry and laundry room
- Brushed Nickel Weller series plumbing fixtures
- Five stack shelving in pantry with 24" depth counter-top per plan (laminated top)
- 5-inch length brushed nickel cabinet pulls
- Kitchen backsplash finished to bottom of upper cabinets.
- 1x4 crown molding on upper cabinets
- Full wood wrap windows in main living areas with 6" headers
- Closet package with rod & 5 stack shelving per plan
- White double pane vinyl windows
- Undermount porcelain rectangle sinks in all bathrooms
- Adult height vanities in all bathrooms
- Extended height mirrors in all bathrooms (40" tall mirrors)
- Tub/Shower Fiberglass Combo in guest bathrooms
- Tile walk in shower in master bathroom (per plan) 1 shower valve and shower head (Faye has 2 valves, one for wall head, one for rain head)
- Five-inch custom wood baseboards throughout
- Three-inch door casing with five-inch headers throughout
- Finished level 2 primed garage
- Fully insulated garage and garage doors
- AC 36-inch builder box fireplace
- Custom lighting package
- 92% gas energy efficient furnace & air conditioning unit
- Programmable digital thermostat
- Electric smoke detectors with battery backup
- 50-gallon energy efficient water heater
- 9ft ceilings throughout with coffered ceilings per plan
- Ceiling fan (no light kit) in master bedroom and living room
- Customized interior doors with Kwikset Halifax brushed nickel handles
- Two tone interior paint (walls/ceiling same, trim can be different)
- Paint grade beams are standard for the entryway & living room in the Faye model only. Clients can choose to upgrade to stain grade beams for an additional cost.
- Prewire for cable/internet
- Laminate flooring in the kitchen, living room & high traffic areas
- 8 lb. carpet pad in all bedrooms
- 8 lb. carpet pad on stairs
- 48" wide upper cabinets in laundry room
- Mudroom Bench with four cubbies and decorative hooks

- Faye model entryway wall trim design: double stack, geometric, or board and batten design

## EXTERIOR

- 2x6 exterior walls house and garage
- R-21 insulation in the walls
- R-38 insulation in the attic
- R-19 perimeter underfloor insulation with conditioned crawl space
- 30 year architectural shingles
- 2 coat stucco system per plan
- 3 colors exterior paint (main body, trim & accent)
- White exterior and interior windows
- Designer exterior stone veneer per plan
- Covered porch/patio per plan
- Metal insulated overhead garage doors with quiet belt drive and openers
- Exterior doors keyed alike with deadbolts
- 2 exterior hose bib
- Fully automatic sprinklers with programmer
- 2 waterproof exterior outlets
- Custom landscaping per HOA minimum requirements
- Rain gutter system installed around full perimeter of home
- Gas stub for barbecue per plan
- Front yard sod and sprinklers
- 10 5 gallons shrubs
- 10 3 gallon plants
- 10 1 gallon grasses/plants
- 1 coniferous tree
- 2 deciduous trees

Note: Standard specifications are subject to change buyer, to verify all standard features

ALISON FULLER, REALTOR®

208.409.0870

alison-fuller@43re.com

TYLER BOSIER, REALTOR®

208.890.4657

tyler-bosier@43re.com



Better  
Homes  
and Gardens  
REAL ESTATE

43° NORTH

