



**Hollin Valley Farms – Lots 35, 36, 37 & 38**  
***INCLUDED FEATURES LIST***

**EXTERIOR FEATURES:**

- Stone Veneer & Premium Vinyl Siding
- Paved front stoop with Concrete Lead-walk to Driveway
- Fiberglass Front Door
- 30-year Fiberglass/Asphalt Dimensional Shingles
- Areaway Exit from Finished Basement
- Public Sewer and Water
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Exterior Trim
- Professional Landscape Package and Hydro-seeded Lawn

**INTERIOR FEATURES:**

- High Ceilings Throughout (9'-0")
- Family Room Direct Vent Gas Prefabricated Fireplace
- Advanced Media Outlets with CAT-6 Wiring
- 200-amp Electrical Service w/ Smoke Detectors on Each Floor and Each Bedroom
- Finished Basement Rec Room, Bedroom & 3-piece Bath
- Two Car Garage with Finished Drywall Interior Walls (painted)
- Oak Main Stair with Stained Oak Handrail
- Engineered Hardwood Flooring in Foyer, Living Room, Dining Room, Den/Study, Kitchen/Breakfast Room, Family Room, Powder Room and 2<sup>nd</sup> Floor Hallway
- Two-panel Interior Doors
- Wall to Wall Carpeting in Throughout 2<sup>nd</sup> Floor Bedrooms
- Upgrade Carpet and Upgrade Carpet Pad (Opt. 1 Carpet & 1/2" Carpet Pad)

**TRIM FEATURES:**

- Traditional Colonial 5-1/2" Base & 3-1/4" Casing throughout
- Two Piece Crown Molding in Foyer, Living Room, Dining Room & 2<sup>nd</sup> Floor Hall
- Two Piece Chair Rail in Foyer and Dining Room

**BATHROOM FEATURES:**

- Traditional Maple Wood Vanity Cabinets with Group 1 Quartz Countertops in Secondary Bathrooms
- Traditional Pedestal Sink in Powder Room with Moen Gibson Chrome Faucet
- Ceramic Tile Floors and Shower Surrounds in Baths
- Elongated Watersaver Toilets with Chrome Fixtures
- Moen Gibson Chrome Finish Faucets in All Bathrooms
- Group 1 Quartz Countertop, Freestanding Bath Tub & Glass Shower Door in Primary Bathroom

**KITCHEN FEATURES:**

- Traditional Maple Wood 42" Cabinets
- Group 3 Quartz Countertops
- G.E. 30" Gas Range
- G.E. Self-Cleaning 30" Wall Oven with separate Built-in Microwave
- G.E. Potscrubber Dishwasher
- G.E. 23 c.f. Refrigerator with Icemaker
- Stainless Steel Kitchen Sink w Moen Designer Pullout Sprayer Faucet
- Ceramic Tile Flooring in the Laundry Rooms
- Designer and Recessed Lighting

**ENERGY SAVING FEATURES:**

- Vinyl Double Hung Tilt Insulated Glass Windows with grilles between the glass
- Insulated Full View Glass Metal Terrace Door
- Airguard Wall Treatment
- R-15 Exterior Wall and R-11 Basement Wall Insulation
- R-48 Attic Insulation
- Two Zone HVAC; Natural Gas Heating & Electric AC Zone 1; Electric Heat Pump Zone 2
- 75 Gallon Gas Water Heater

**BUILDER'S TEN YEAR WARRANTY PROGRAM**