

# INCLUDED FEATURES

## GENERAL INFORMATION

- Stillwater school district
- Underground electric
- Public water & sewer
- Liquid propane gas
- 6 Year limited warranty
- Surrounded by Nature Preserve
- Close to Stillwater walking trails

## EXTERIOR FEATURES

- Maintenance free vinyl siding and soffits with aluminum fascia
- Architectural roof shingles
- Raised panel vinyl window shutters on front elevation
- Colonial window grilles between glass on front elevation
- Patio sliding door with Low E glass and screen
- (2) Car attached garage with insulated overhead door (colonial panel with your choice of color)
- Insulated metal garage entry door
- Metal insulated front entry door with deadbolt
- (2) GFI electrical outlets location (1) rear and (1) front
- (2) Water hose connections located in (1) rear and (1) front
- Brick paved walkway from driveway to front steps
- Professional landscaping package
- Hydro-seeding package in all disturbed areas

## STRUCTURAL & ENERGY FEATURES

- Continuous eave-to-ridge ventilation system with gable vents
- 2" x 6" exterior wall construction with 7/16" OSB wall sheathing and wall infiltration barrier
- 3/4" OSB, Tongue & Grooved sub-floor glued and nailed
- Solid poured concrete walls with steel reinforcement
- Fully insulated basement from floor to ceiling
- Asphalt coating on exterior walls
- Stone base with drain tile system below basement slab with sump pit

## STRUCTURAL & ENERGY FEATURES (cont'd)

- Gas hot air high efficiency furnace
- 50 Gallon hot water tank with power vent
- Single hung Andersen/Silverline maintenance free vinyl windows with Low E glass and half screen
- Basement windows with screens
- Energy saving programmable electronic thermostat
- House wrap on all exterior walls
- Fiberglass insulation rated R-21 in the exterior walls
- Fiberglass insulation rated R-38 in the ceiling

## INTERIOR FINISHING

- Standard 8' ceilings
- Walls finished with two coats of latex paint (Dover White)
- 3 1/4" Colonial baseboard
- 2 1/4" Colonial Interior trim on windows and doors
- 6 panel molded doors, finished with two coats of semi-gloss paint to match walls
- Brushed Chrome interior hardware
- Oak railings (as per plan)
- Hardwood flooring in dining room (as per plan)
- Armstrong/Memories no-wax vinyl flooring in foyer, kitchen and laundry room (builders samples)
- Plush wall-to-wall carpeting in family room & all bedrooms (builders samples) as per plan
- Ventilated closet shelving

## KITCHEN FEATURES

- Meeting with professional kitchen design consultant to discuss kitchen layout and product selection
- Custom laminate beveled edge countertops from Builder's samples
- Armstrong kitchen cabinets (Berkshire/Maple Series) with 6 available stains
- Kitchen hardware with 13 available finishes
- Stainless steel double bowl kitchen sink with faucet
- Ice maker connection valve for refrigerator

# INCLUDED FEATURES

## APPLIANCES

- Self-cleaning electric range
- Range hood
- Dishwasher

## MASTER BATHROOM

- Meet with professional bathroom consultant for color selection
- Cultured marble vanity top (as per plan) from Builder's samples
- Armstrong cabinets (Berkshire/Maple Series) with 6 available stains
- Bathroom hardware with 13 available finishes
- Accessory package includes towel bar, paper holder and mirror
- Fiberglass shower stall as per plan
- Ceramic tile flooring

## MAIN BATHROOM

- Meet with professional bathroom consultant for product selection
- Cultured marble vanity top (as per plan) from Builder's samples
- Armstrong cabinets (Berkshire/Maple Series) with 6 available stains
- Bathroom hardware with 13 available finishes
- Accessory package includes towel bar, paper holder and mirror
- Fiberglass 5' tub and shower unit (as per plan) with faucet
- Ceramic tile flooring

## HALF BATH

- Accessory package includes towel bar, paper holder and mirror
- Pedestal sink with faucet
- Ceramic tile flooring

## ELECTRICAL

- 200 AMP electrical service w/ breakers
- Pre-wired outlet in ceiling for future garage door opener (opener by others).
- (2) Cable TV jacks placed at buyers location
- (2) CAT.5 Telephone jacks placed at buyers location
- Electronic smoke detectors in all bedrooms, first floor hall, second floor hall and basement (as per code)
- Electronic carbon monoxide detector (as per code)
- Washer and dryer hookups with vent (as per plan)
- 220 volt dryer & range outlets
- Fan vents in all bathrooms without a window
- Standard interior and exterior lighting package as per plan
- Pole lamp
- Controlled outlet switch in all bedrooms
- Light fixtures placed at each exterior door

Camelot reserves the right to change specifications, materials, and prices without prior notice. Revised 2/27/2012.

Last revised 2/21/2013

## It's What's INCLUDED that Counts!

### TOP BRANDS THAT ADD QUALITY AND VALUE TO YOUR HOME

- Armstrong Cabinets with choice of 6 finishes
- Andersen Vinyl Windows
- GE Appliance Package
- Hardwood Floors in Dining Room (per plan)
- Ceramic Tile in All Bathrooms
- Professional Landscape Package
- High Efficiency Forced Hot Air Furnace
- Fully Insulated Basement Walls
- Insulated Garage Door

- Insulated Front Entry & Garage Service Door
- Window Sills

### WE CARE

- 6 Year Limited Warranty
- Pre-Closing Orientation
- New Home Care Package at Closing
- Professional Consultations for Finish Selections