

# CONWAY ESTATES

## Luxury Features

### Kemp Signature Features

- Centricity 1-Year (Workmanship, Material, and Systems) Warranty and 10 - Year Major Structural Defect Warranty
- 5-year Electrical Protection Plan
- Complimentary interior design and selection services
- Full landscape package including plantings, trees and fully sodded yard (in disturbed areas only) <sup>2</sup>
- Lawn irrigation system with electric control and rain sensor (to service grass and bed areas only)
- "Smart Home" Home Automation Package

### Kitchen

- Kohler "Bellera" Single-Handle pull down faucet
- 33" Stainless Steel under-mount sink
- ¾ HP garbage disposal w/ chrome air switch
- Spacious Walk in Pantry
- Waterline to Refrigerator
- 42" Upper wall cabinets
- Dacor 36" Heritage Gas Cooktop
- Dacor 24" Heritage Dishwasher
- Dacor 30" Heritage Double Wall Ovens
- Dacor 42" Heritage Side by Side Refrigerator
- Zepher 36" Wall Hood and 390 CFM Blower
- Sharp 24" Microwave Drawer

### Butler's Pantry / Wet Bar (on select plans only if applicable)

- Stainless Steel under-mount sink
- Kohler "Bellera" single handle pull down faucet
- Uline 24" undercounter wine refrigerator

### Master Suite

- 3/8" Thick clear glass shower door and panels w/polished chrome hardware
- Spacious walk-in shower w/ sand and cement shower base and drain
- Adult height vanities w/ granite/quartz countertops
- Kohler "Forte" Plumbing fixtures and accessories
- Jacuzzi "Celeste" 67" Free Standing Soaking Tub w/ Floor Mounted Tub Filler and Spray

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- Kohler "Highline" – Comfort Height commode w/ Elongated Bowl in White

### Powder Room

- Kohler "Forte" Plumbing fixtures and accessories
- Adult height vanity w/ granite/quartz countertop
- Kohler "Highline" – Comfort Height commode with Elongated Bowl in White

### Secondary Bathrooms

- 42" high mirrors over vanities
- Kohler "Forte" plumbing fixtures and accessories
- Adult height vanities w/ granite/quartz countertops
- Mansfield comfort height toilet with elongated bowl in white
- Steel tubs in white (sizes vary by plan)
- Acrylic shower bases in white (sizes vary by plan)

### Laundry Room / Mudroom<sup>1</sup> / Half Bath <sup>1</sup>

- Kohler "Forte" single handle pull down faucet w/side sprayer
- Stainless Steel under-mount sink
- Adult height base cabinets with granite/quartz countertops
- Space Saver hookup box for washer and dryer
- Mansfield comfort height toilet with elongated bowl in white
- 42" high mirror over vanity
- Kohler "Memoirs" 24" pedestal sink in white

### Interior Features

- 10' First Floor and 9' Second Floor (per plan)<sup>1</sup>
- 5/8" drywall, screwed and nailed as required with Level-4 finish
- Coffered/Vaulted ceilings per plan
- Tight mesh wire shelving in all secondary closets
- Interior Paint
  - 2- Coats interior paint with smooth finish walls and ceiling
  - Choice of 3 paint colors (ceiling, walls, and trim) <sup>3</sup>



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- Rectangular undermount ceramic vanity sinks in white

## Millwork / Doors / Stairs

- Millwork <sup>1</sup>
  - 7 - 1/16" baseboards
  - 3 - 1/2" casing
  - 7 - 1/16" crown mould
  - 3-1/2" chair rail
  - 2-1/4" plant mould
- Oak staircases with wrought iron spindles, box newel post, and stained treads and risers.<sup>1</sup>
- Masonite 2-Panel Roman style SC interior doors
- Quickset lever-action door hardware in chrome
- Metal insulated garage service door
- 48" wainscoting treatment in Study and Dining Room w/ painted finish.
- Crown Mould (1-Piece) installed at Foyer, Dining Room (perimeter), 1<sup>st</sup> Floor Hallways, and M. Bedroom (perimeter)
- Cased openings on First Floor (per plan)
- Windows 3-sides cased w/ wood sills and apron

## Cabinets and Hard Surfaces

- Koch "Express" Cabinetry in Maple w/ soft close drawers
- Cubbies – Field-built and finish painted per plan<sup>1</sup>
- Granite/Quartz countertops (3cm)
  - Category "C" – Kitchen, Butler's Pantry, and Master Bathroom
  - Category "A" – Second Floor Bathrooms (w/backsplashes)

## Flooring <sup>1</sup>

- Hearthstone 7-1/2" prefinished hickory hardwood flooring with flush mount vents in Foyer, First and Second Floor Hallways, Landings, Kitchen, Breakfast, Dining, Powder Room, Great Room, Hearth Room, Butler's Pantry, Wet Bar, and Study.
- Tile – Daltile "Severino" Collection (sizes vary by location)
  - Master Bath
  - Laundry Room floor
  - Secondary Bathrooms
- Carpet - Shaw - Amplified Over 7/16 8lb Re-Bond Pad in all Bedrooms and Bedroom Closets

## Fireplace(s)

- Astria Aries Series gas fireplace (per plan) with gas log set(s)
- Raised Hearth w/ Masonry surround and mantle ledge.

## Lighting / Electrical

- Can lighting throughout (per plan)
- Ground Fault Interrupters (GFI's) in Kitchen, Garage, Outdoor Locations, and Baths
- Interconnected smoke alarm system with alarm for each floor and bedroom
- 400 Ampere service to house with panel
- Copper wiring
- Decora rocker light switches in white

## Smart Home and Networking

- 2 x Wi-Fi access points
- 8 port POE Ethernet switches to support hardwired connectivity,
- Wired router installed on shelf near main electric panel.
- Video Doorbell system with integrated intercom phone call system to homeowner's mobile device (Homeowner responsible for internet activation)

## Low Voltage Wiring Infrastructure

- Wired locations to be used for TV, Network, or Phone connections.
- In-wall conduit for use with TV mounted over fireplace.
- 30" enclosure for wire maintenance at low voltage demarcation point in Lower Level

## Energy Efficiency and HVAC

- R-14 Fiberglass batt insulation in exterior 2 x 4 walls
- R-19 Fiberglass batt insulation in exterior 2x6 above grade walls (includes garage)
- R-38 Blown insulation between ceilings and attic/roof spaces
- R-38 or R-38c insulation as needed
- Top and bottom plates caulked
- Zoned heating and cooling

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- Energy Efficient - Lenox, or equal, gas, 93% forced air furnaces
- Energy Efficient -13 S.E.E.R rated electric air conditioners
- Digital thermostats
- Exhaust fans in Bathrooms

## Plumbing

- Gas to furnaces
- Gas to fireplaces
- Gas to cooktop
- Exterior hose bibs
- 2 x 50-gallon direct vent water heaters
- Floor drains (per plan)
- Sump bucket with pump piped to exterior
- PEX water delivery system
- 3 – Piece underground rough-in plumbing for future Bathroom and Bar

## Construction Advantages

- Advantech 23/22" T&G floor sheathing nailed and glued
- Timberstrand joist system
- Adantech ZIP system wall sheathing with integral vapor barrier
- 7/16 OSB roof sheathing with H-clips
- 8'-10" foundation pour
- Rubberized foundation waterproofing system with 10-year manufacturer's warranty
- Decorative rock window well(s) in basement (determined per plan and lot conditions)
- Interior "Hydra-Channel" drain tile system tied to sump bucket(s)

## Outside Your Home

- Pella Advanced Low-E 250 Series casement windows in standard colors
- 8' Mahogany front door (sizes vary per plan) with hardware and deadbolt
- GAF Timberline Natural Shadow over #15 felt paper with ice and water shield at eaves, and valleys per code with drip edge
- Masonry elevations per plan with address marker
- James Hardie fiber cement siding, fascia and trim components in pre-finished ColorPlus technology.
- Aluminum gutters and downspouts with baked enamel finish and splash-blocks at downspouts

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- Delden - "Vintage" Insulated steel garage doors
- Lift-Master operators with transmitters
- Painted or stained shutters on elevations (per plan)
- Custom ornamental iron mailbox

## Driveway / Sidewalk and Patio's

- Concrete driveway with brush finish (per site plan)
- Walkways and patios in Old Monroe exposed aggregate concrete

## Allowances

- Cabinet hardware (\$1,500)
- Backsplash (\$2,000)
- Custom closet shelving for M. Bedroom and Pantry (\$6,000)
- Landscaping (\$7,000)
- Lighting Fixtures (\$6,000)

## Custom Changes & Optional Features Available on Request

### Notes:

<sup>1</sup> Due to the variety of plans offered in this community some specification may not apply or differ from others.

<sup>2</sup> Landscape plans shall be developed by Builder's contractor and approved by the City of Town and Country.

<sup>3</sup> Refer to complimentary interior design information sheet for inclusions and scope of services

