
CHARLESTON VILLA

SINGLE-FAMILY HOME

INCLUDED FEATURES



Interior Features

- Hardwood Flooring in Foyer, Kitchen, Dining and Living Rooms
- Wall-to-Wall Carpeting in Bedrooms with upgraded padding
- Ceramic Flooring in Laundry Room
- Wide Doorway Openings
- 9' Ceilings on the First Floor
- Oak Handrails with Painted Balusters
- 2-Panel Smooth-Finish Molded Hardboard Doors
- 5 ½" Baseboard Molding
- 3 ¼" Casing around Doors and Openings (per plan)
- Two-Tone Flat Paint on Walls and Ceilings and Semi-Gloss on Trim
- Ventilated Closet Shelving
- Brushed Nickel Lever Door Knobs
- Pre-Wired for 4 Phones, 4 TV's and 4 Ceiling Fans
- 66-Gallon Energy-Efficient Water Heater
- Washer/Dryer Hookup with Outside Vent
- Decorative Lighting Package
- Fire Sprinkler System

Kitchen Features

- 42" Birch Flat Panel Cabinetry
- Granite Countertops
- Kitchen Island
- Undermount Double Basin Stainless Steel Sink
- Garbage Disposal

- 4.5 cu. ft. Free Standing Electric Range
- 1.5 cu. ft. Over-the-Range Microwave
- Energy Star Appliances
 - 25 cu. ft. Side-by-Side Refrigerator
 - Built-in Tall Tub Dishwasher

Bath Features

- Birch Flat Panel Cabinets
- Cultured Marble Counter Tops
- Mirrors in all Baths
- Raised Designer Elongated Commodes
- Exhaust Fan
- Roman Shower in Master Bath
- Fiberglass Bath Tub with Ceramic Surround Shower in Hall bath
- Ceramic Floors

Energy Saving Features

- Energy Star® Appliances
- 90+% High-Efficiency Gas Furnace with 13 SEER
- Electric Air Conditioner
- Low E-Windows
- Insulated Fiberglass 2-Panel Front Door
- House Wrap
- R-13 Insulation in Exterior Walls
- R-38 Attic Ceiling Insulation
- Air Seal Package for Exterior Shell
- Roof Ridge Vent



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Construction Highlights/Exterior Features

- 26' x 12' Rear Composite Deck with Vinyl Railings
- 12" Front Gable Overhangs
- 12" Side and Rear Gable Overhangs
- Architecturally Coordinated Exterior Colors
- 30-Year Architectural Roof Shingles
- 7" Cement Siding (Hardiplank) Siding
- Front Brick Watertables
- Aluminum-Wrapped Exterior Fascia and Soffits
- Aluminum Gutters and Downspouts
- 2" x 4" Exterior Framing, 16" Studs on Center
- 7/16" OSB Exterior Wall Sheathing Board
- 2" x 4" Interior Walls
- 1/2" Drywall, Nailed & Screwed, includes Garage
- Engineered Floor System
- 3/4" Subfloor Glued & Nailed
- Engineered Roof Trusses
- 7/16" OSB Roof Sheathing
- 8' Insulated Steel Garage Door with Top Mount Glass Windows with Garage Door opener
- Two-Car Front Load Garage with Opener
- Two Exterior Hose Bibs
- Single-Hung Vinyl Low-E Windows with Contour Grills
- Front and Rear Waterproof Electrical Outlets (per plan)
- 200 Amp Electrical Service with Circuit Breakers

Service and Warranty Programs

- 10-Year Transferable Structural Warranty
- 1-Year Builder Comprehensive Warranty
- 2-Year Mechanical Warranty
- Pre-Closing Home Inspection and Orientation
- 90 Day and 11 Month Customer Service Follow-up

Community Amenities

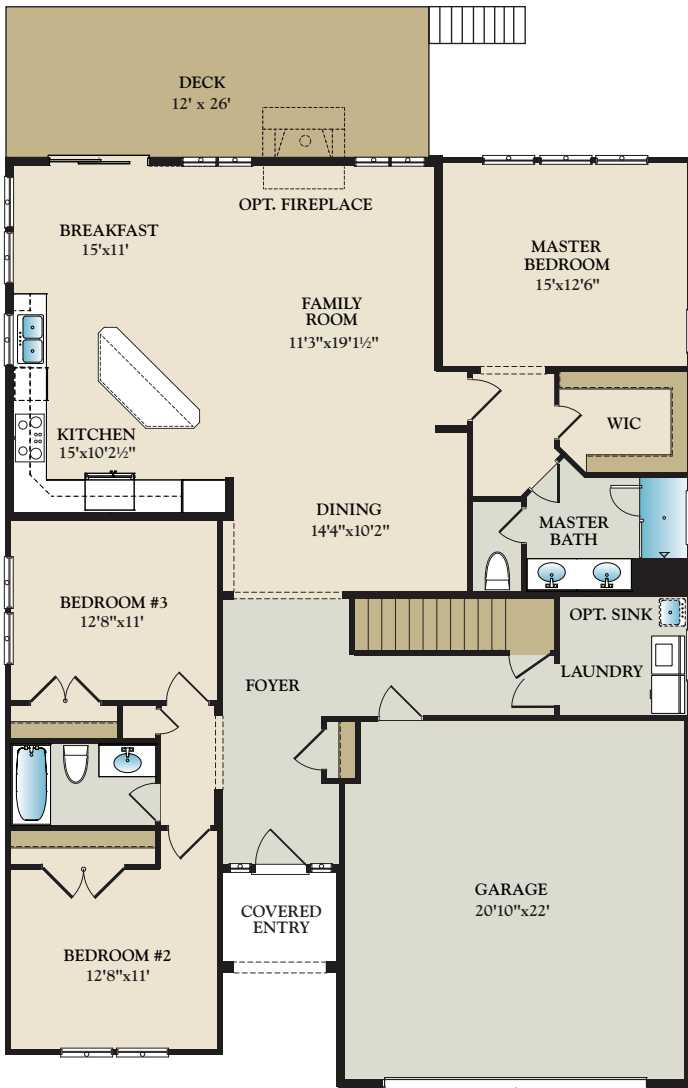
- Residence Club
- Fitness Room with 24 hour access
- Community Post Office
- Swimming Pool
- Nature Path
- Carefree Maintenance Program: Mow Front Lawn, Mulch Flower Beds, Rake Leaves, Prune Shrubs and Trees, Remove Snow up to your Lead Walks
- Maintenance of All Common Areas and the Professional Management of the HOA



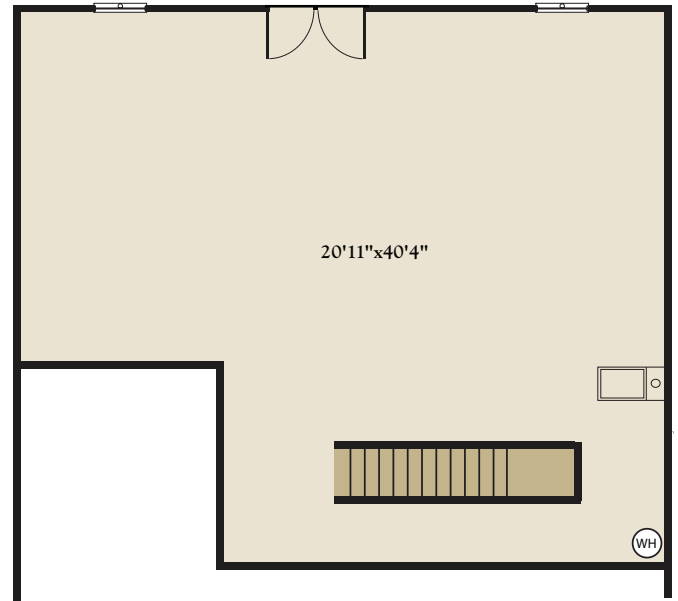
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CHARLESTON VILLA BASE PLAN



FIRST FLOOR



UNFINISHED BASEMENT

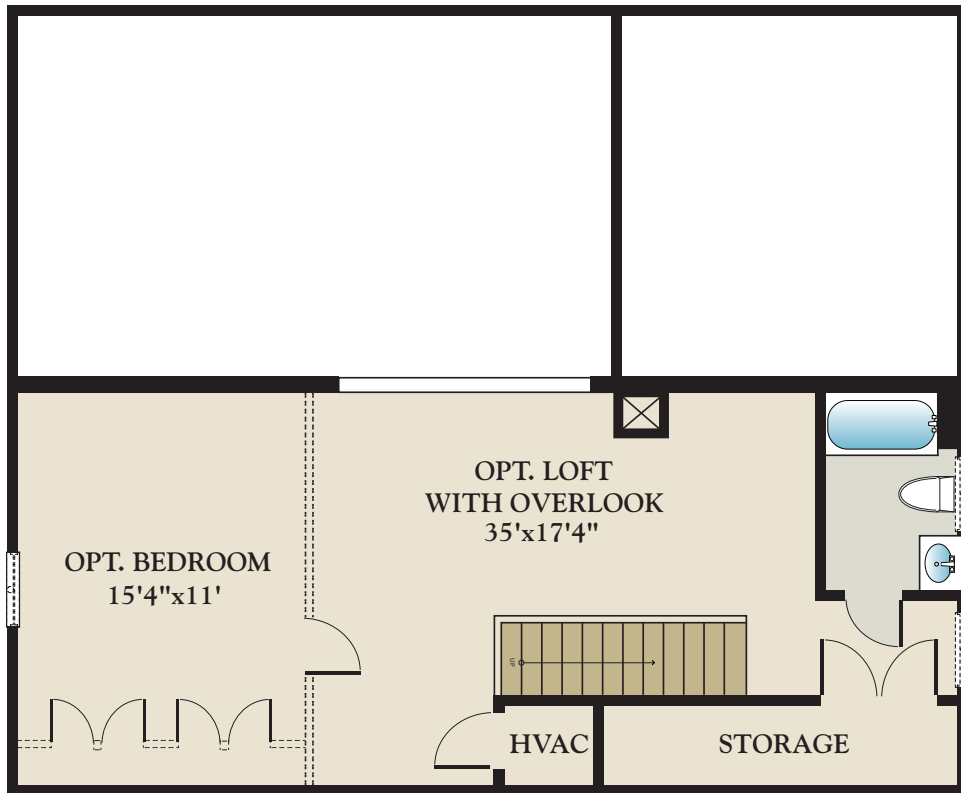


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Floorplans and elevations are for illustrative purposes only. All dimensions are approximate. Some available options are not shown. See Community Sales Manager for information. MHBR# 6155

CHARLESTON VILLA OPTIONAL LOFT

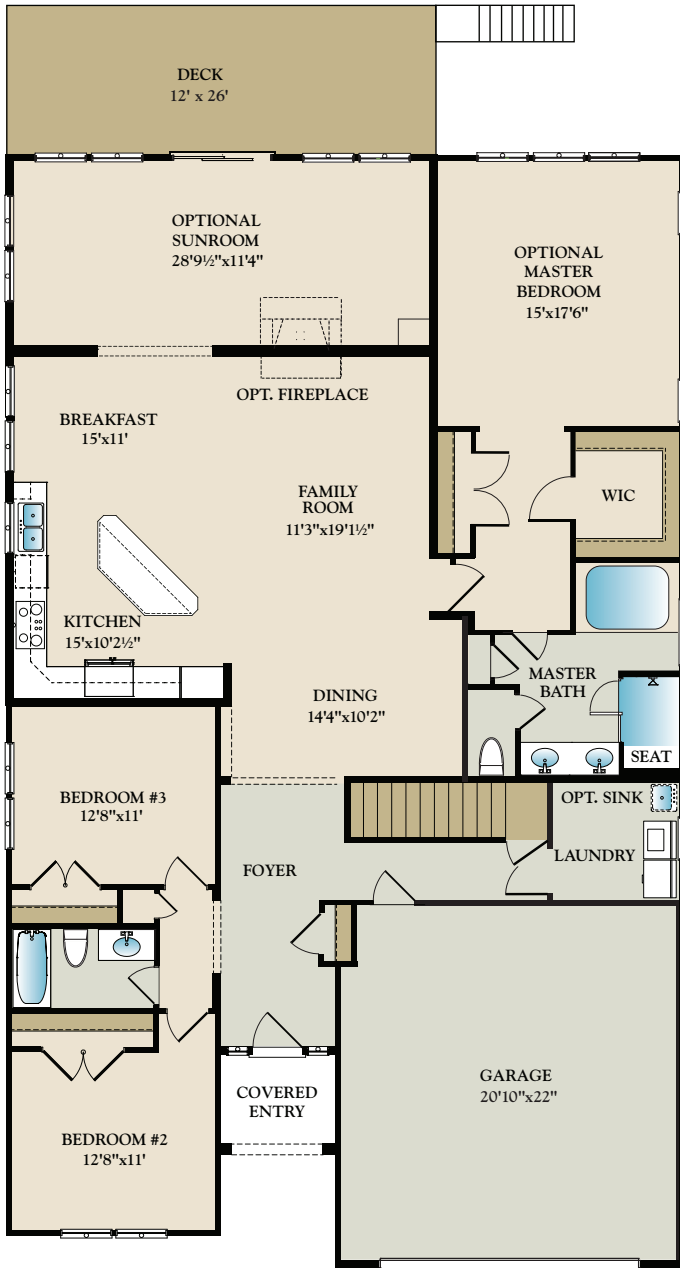


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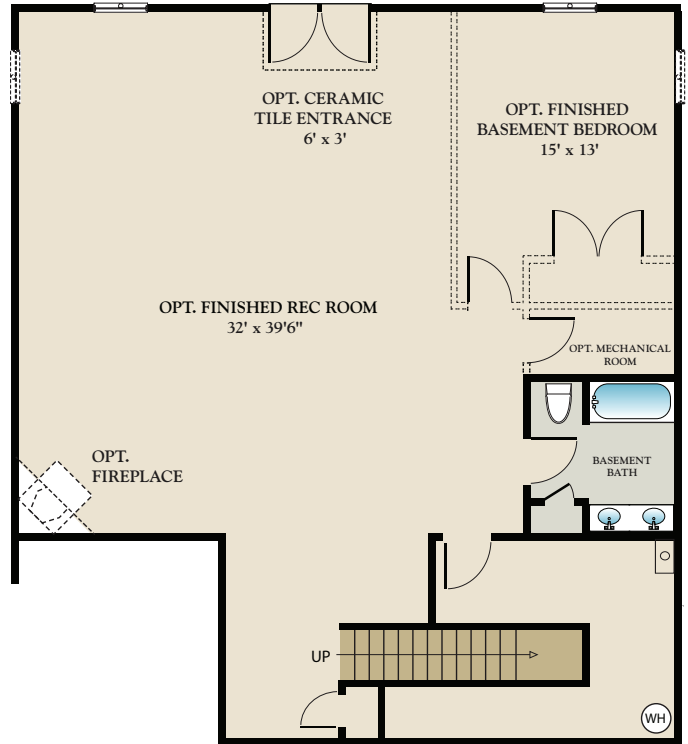


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CHARLESTON VILLA OPTIONS



OPT. SUNROOM & 4-PIECE
MASTER BATH EXTENSION



OPT. FINISHED REC ROOM
WITH REAR EXTENSIONS



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