



SURREY WOODS

EXTERIOR

- Enhanced dimensional exterior elevations with designer color schemes
- Low-maintenance vinyl siding
- Architectural shingle roof with a 30-year manufacturer's warranty
- Vinyl windows with Low-E insulated glass and tilt-latch system
- Insulated fiberglass exterior doors and deadbolt with handle set and weather stripping
- Weatherproof exterior electrical outlets
- New construction subterranean termite prevention treatment
- Landscape Package (includes plants, seed, straw, mulch beds)
- Concrete driveway
- 2-car garages with 2 remotes
- Covered porch
- Low-maintenance shutters (per plan)
- Aluminum gutters, downspouts & splash blocks
- 2 exterior hose connections

INTERIOR HIGHLIGHTS AND FEATURES

- Sherwin-Williams Rock Candy Interior Walls (or comparable) with flat white ceilings
- 7" wide Rigid Core SPC engineered flooring with a 20 mil wearlayer & 1mm IXPE padding

KITCHEN

- Stainless-steel appliance package
 - 30" Frigidaire® electric smooth top range with quick-clean & auto shutoff
 - Frigidaire® over-the-range microwave oven with venting system
 - Frigidaire® 6 cycle ENERGY STAR dishwasher with push button controls
 - Garbage disposal
- Quartz countertops, 3cm
- Tile backsplash, subway
- White Shaker Style cabinetry with 2" crown molding & hardware
 - Soft-close dovetail drawers
 - 36" tall on upper cabinets
- Large kitchen island with breakfast bar (per plan)
- Recessed lighting
- Walk-in pantry (per plan)
- Single Basin stainless-steel under-mount sink
- Stainless-steel pull-out faucet
- Waterline for icemaker
- Pendant pre-wiring in the kitchen (per plan)

BATHROOMS

- Quartz countertops in full bathrooms – 2cm
- Double-bowl vanities with raised heights (per plan)
- Brushed or Satin nickel hardware package
- Shower & tub surrounds
- Glass door on walk-in shower
- 42" rectangle mirrors in full bathrooms
- Low maintenance Sterling™ Vikrell walk-in surround showers with glass door
- Water-saving elongated toilets
- Low sones exhaust fans
- Pedestal sink in the powder room

OVERALL HOME

- 9' ceilings downstairs & smooth ceilings throughout
- 2-panel square top interior doors
- Satin or Brushed nickel hardware & fixtures
- 2 ¼" casing around doors & 5 ¼" baseboard
- Semi-gloss white trim and doors
- Ventilated vinyl-coated wire shelving (closets, laundry, pantry)
- First-floor open railing in black iron with oak handrail (per plan)
- 40 Gallon electric water heater
- Washer/dryer connections (electric)
- Smoke detectors in all bedrooms
- Carbon monoxide detector
- Pull down attic stairs
- Ground-Fault Circuit Interrupter (GFCI) protection in bathrooms & kitchen
- Flush-mounted LED lights in hallways, kitchen, bedrooms, bathrooms & laundry room
- Fan pre-wired in all bedrooms, living room & other rooms (per plan)
- Large walk-in closet in primary suite
- Interior selections may vary based on buyer's selections

ENERGY SAVINGS ELEMENTS

- OSB roof sheathing
- 14 SEER energy-efficient heating & cooling system
- Electric furnace
- Digital programmable thermostats (per plan)
- R38 insulation in ceilings, R15 in the walls
- Energy-efficient (Low-E) windows
- OSB exterior walls
- House wrap moisture protection
- Ice & water shield installed in roof valleys
- LED lights and fixtures

WARRANTY

- 1 year builder's warranty