

FOULK MANOR

Quality Interior Features Energy Efficient

- ◆ R-38 Ceiling Insulation
- ◆ Water-Saving Plumbing Fixtures
- ◆ Foam & Fire Caulk Penetration Areas
- ◆ R-15 Sidewall Insulation – Total Wall Value R-18
- ◆ 50-gallon LP Gas Quick Recovery, Glass-Lined Hot Water Heater
- ◆ High Efficiency +95, LP Gas-Fired, Forced Hot Air Heat & Central Air-Conditioning (13 SEER)

Included Features Interior Features

- ◆ 2 Story Foyers
- ◆ 9' Basement Ceiling
- ◆ 9' First & Second Floor Ceilings
- ◆ 4 Bedrooms with Luxury Master Suite
- ◆ Study
- ◆ Direct Vent Gas Fireplace in Family Room
- ◆ Choice of Wall-to-Wall Carpeting
- ◆ Hardwood Flooring in the Foyer, Living Floor, P.R. and Kitchen
- ◆ Oak Tread, Pine Riser Main Stair with Oak Rails and Painted Spindles
- ◆ Tray Ceiling in M.B.
- ◆ Security System with first-year monitoring including with a 5-year monitoring agreement
- ◆ Executive Trim Package: 5.25" base molding, 3.25" casing, 2 piece crown molding in foyer and crown molding with wainscoting in dining room.

Gourmet Kitchen

- ◆ 42" Wall, Maple Kitchen Cabinets w/Crown Molding
- ◆ Large Pantry Closet
- ◆ Oversized Kitchen Island
- ◆ Granite Counter Tops
- ◆ Stainless Steel Under Mount Sink
- ◆ Moen One Touch Faucet
- ◆ Prominent Overhead Lighting Package

Kitchen Appliances

GE Stainless Package with garbage disposal, 4-burner gas cook top, electric self-cleaning double wall ovens, dishwasher, eyelevel microwave and ice-maker line.

Owner's Bath Features

- ◆ Luxurious Free Standing soaking tub
- ◆ Upgraded ceramic tile shower
- ◆ 12"x12" ceramic tile floors
- ◆ Comfort Height Maple Double or 2 Single Vanities (per plan)
- ◆ Vanity-width Mirrors

Full Bath Features

- ◆ Maple vanities
- ◆ Easy-to-Clean fiberglass shower & tub
- ◆ Ceramic tile flooring in the additional bathrooms
- ◆ 2-Floor Full bathroom with marble vanity tops

Other Included Features

- ◆ Exterior Metal Roof Accents
- ◆ Stone Water Table
- ◆ Tyvec House Wrap
- ◆ Exterior Lighting Package
- ◆ Asphalt Driveway
- ◆ 2-Frost Free Exterior Hose Bibs

- ◆ Aluminum Rain Gutter, Downspouts and Soffits
- ◆ Waterproof outdoor electric outlets in front and rear
- ◆ Kwikset Titan Lifetime (or similar) finish door lock set oil rubbed bronze finish
- ◆ Full unfinished basement with durable 10" poured concrete foundation
- ◆ Hardi Board Sliding (front)
- ◆ 30-year dimensional roof shingles with ridge vent and ice/water shield
- ◆ Full-screened, single hung insulated E-Vinyl Windows and grids in glass
- ◆ 2-Car side loaded garage, with opener and carriage style insulated doors
- ◆ Full Landscape Package with graded & seeded yard, mulch beds and various planting and slate walkway
- ◆ Therma-Tru Fiberglass insulated, weather-stripped front exterior door with glass

Utility Features

- ◆ Public Water
- ◆ Public Sewer
- ◆ Pex Water System
- ◆ Electric Outlet (110V) for Gas Clothes Dryer
- ◆ Smoke Detectors with Safety Alarm
- ◆ Pre-Wiring for 3 cable television jacks
- ◆ 200 amp electric service
- ◆ Sump Pump with basement drainage system
- ◆ Upgraded Delta MS Waterproofing
- ◆ Walk-out Basement in 10 of 12 lots



- ◆ Connection for Clothes Washer with Standard Pipe
- ◆ Underground Telephone, Electric & LP Gas

Additional Available Features

- ◆ Elevation Choices
- ◆ In-Law Suite w/ Full Bath
- ◆ Additional Bedrooms & Baths
- ◆ Expanded Rooms
- ◆ Finished Basements
- ◆ 3 Car Garages
- ◆ Bay Windows (per plan)
- ◆ Trex Deck W/ Vinyl Rails
- ◆ Kitchen Cabinet Choices
- ◆ Electrical Packages
- ◆ Home Automation

Highlighted Green Features

- ◆ 95+% HIGH EFFICIENCY GAS FURNACES extract more than 95% of the heat from the fuel, resulting in very little waste and reducing the cost of heating. Industry standard is 90% efficiency.
- ◆ HIGH-EFFICIENCY 13 SEER AIR CONDITIONING. Industry standard is 12 Seer.
- ◆ HIGH-PERFORMANCE LOW-E WINDOWS (.35 U Factor) reduce heat loss which saves energy.
- ◆ ENERGY STAR QUALIFIED APPLIANCES by GE with the ENERGY STAR label can use up to 50% less energy than non-ENERGY STAR models.
- ◆ PROGRAMMABLE THERMOSTATS allow you to set your heating and cooling cycles to reduce energy consumption.

- ◆ 2"x 6" WALL STUDS add 2 inches of wall insulation for better energy efficiency and comfort, and lower heating and cooling costs. Our exterior walls vary from R-13 up to R-15 value
- ◆ INSULATED BASEMENT WALLS reduce heat loss through the foundation.
- ◆ ECO-FRIENDLY KITCHEN CABINETS by Master Brand Cabinets, Inc. are certified to meet the KCMA's Environmental Stewardship Program, which enforces stringent, Earth-friendly requirements.
- ◆ INSULATED EXTERIOR DOORS help lower heating and cooling costs.
- ◆ LOW-VOC PRODUCTS, like paints, woodwork, and carpet materials we use in our homes, emit low or zero volatile organic compounds (VOCs), which helps maintain a healthy indoor air quality.
- ◆ HOUSE WRAP reduces air infiltration by tightly sealing the building envelope, which can improve the energy efficiency, air quality, and comfort of our homes.
- ◆ R-38 CEILING INSULATION and R-19 FLOOR INSULATION over unconditioned space allows for greater energy efficiency.
- ◆ TIGHTLY SEALED AIR DUCTS direct conditioned air for increased heating and cooling efficiency.

- ◆ MANUFACTURED WOOD COMPONENTS, including engineered roof trusses, floor systems use less material and reduce waste. Our engineered roof and floor systems are constructed in a climate-controlled setting to increase quality and reduce job site waste.
- ◆ RES CHECKS are performed on our home designs to ensure energy code compliance and are stamped by a professional engineer.
- ◆ DAILY INSPECTION OF STORMWATER CONTROLS during construction ensure Best Management Practices are being maintained to manage the quantity and improve the quality of storm water runoff

Optional Green Features Offered

- ◆ MULTIPLE HEATING AND COOLING ZONES let you maintain different temperatures in each zone to save energy and increase comfort.
- ◆ ENERGY STAR QUALIFIED HOT WATER HEATERS can use up to 50% less energy than standard Is.
- ◆ TANKLESS HOTWATER HEATERS

***Subject to Errors and Omissions. Features subject to change without notice**