

STUNNING GOURMET KITCHENS

- Distinctive granite slab countertops with 6" backsplash
- Stain grade cabinets
- Durable euro hinges & full extension heavy-duty drawer guides
- Pendant lights over kitchen island
- Stainless steel finish appliances with black accents:
 - Built-in ovens and microwave
 - 36" Built-in gas cooktop with 5 sealed burners
 - 36" Exhaust hood with cooktop light
 - Energy Star® dishwasher
- Guest suite appliances (Residence 5 plan):
 - 30" Gas range with micro/hood
 - Dishwasher
- Single-compartment stainless steel undermount sink with waste disposal
- Stainless finish pull-out faucet
- 18"x18" Ceramic tile flooring
- Pantry storage closet (per plan)
- Recessed refrigerator water valve box

ENERGY EFFICIENCY

- Solar Electric System (sized per plan)
- High-efficiency central heating and air conditioning system
- Dual-zone thermal equalizer system (3004 Plan)
- Programmable electronic thermostat
- Pilotless electronic ignition natural gas forced-air furnace
- Heat recovery ventilation system
- Insulated tight-duct system
- Energy-efficient house wrap
- Attic ventilation
- Energy-efficient vinyl low E³ dual-pane windows with tan vinyl frames and decorative grids (per plan/elevation)
- Energy-efficient tankless hot water heater
- Insulated hot water lines
- On-demand hot water recirculation system
- Ceiling fan with decorative light fixture at each family room, master bedroom, as well as guest suite living (per plan)
- Overhead lighting at each dining room, and secondary bedroom (per plan)
- Energy-efficient direct vent gas

- fireplace unit (per plan)
- Flow-controlled shower fixtures
- Water-saving toilets
- High-efficiency LED exterior lighting
- High-efficiency LED interior lighting (excluding garage and appliances)
- Weather seals on exterior doors and windows, except garage service-door
- Third party energy testing
- Water-efficient plumbing fixtures

SHOWCASE LIVING AREAS

- Impressive 18"x18" ceramic tile floor at entry, kitchen, baths and laundry
- Designer-matched interior paint schemes
- 8' High sliding glass doors (per plan)
- Architectural and media niches (per plan)
- Breakfast nook (per plan)
- Cast masonry fireplace mantel and surround (per plan)
- Ceiling fan in family room and master bedroom
- Two-panel interior doors with designer flat casing
- Satin nickel lever style door hardware
- Closet poles and shelving
- Decorator light fixtures with Decora® switches
- Flat profile window sills
- Formal living and dining area (per plan)
- Interior laundry room with stain grade cabinetry (per plan)
- 6"x6" Ceramic tile laundry counter
- Linen and storage cabinetry (per plan)
- Master bedroom suite with walk-in closet
- Plush wall-to-wall carpeting with rebond pad
- Privacy lock at master bedroom door & bathroom doors
- Radius drywall corners (except at doors & garages)
- Designer profile door casings and baseboards
- Storage closets (per plan)

PRELIMINARY

LUXURIOUS MASTER BATHROOM

- 6"x6" ceramic tile vanity countertops, shower pans and surrounds
- 18"x18" tile floor
- China sinks with 8" wide-spread chrome faucets
- 36" Tall stain grade vanity cabinets
- Elegant 42" high vanity mirrors
- Private water closet with elongated toilet
- Chrome bath accessories
- Satin nickel lever style door hardware with privacy door locks
- Large oval soaking tub
- Walk-in Shower
- Exhaust fan (with humidity sensing switch)

SECONDARY BATHROOMS

- 6"x6" Ceramic tile tub surrounds, shower pans and shower surrounds
- 6"x6" Ceramic tile vanities with china sink
- Chrome bath accessories
- Satin nickel lever style door hardware with privacy door locks
- Exhaust fan (with humidity sensing switch)
- Full width 42" high vanity mirrors
- Elongated toilet
- 8" wide-spread chrome faucets (per plan)
- 18"x18" tile floor

CURB APPEAL

- Architectural stucco trim detailing (per elevation style)
- Architecturally matched masonry veneer accents and/or fiber cement siding (per elevation style)
- Long-lasting architecturally matched concrete roof tile (per elevation style)
- Coach lights at entry and rear patio, matched to elevation
- Insulated fiberglass raised-panel front entry door
- Sectional garage doors (per elevation style)
- Distinctive themed architectural elevations
- Complete front yard landscaping with rain sensing programmable automatic irrigation system
- Designer-selected exterior paint schemes
- Broom finish concrete driveways, walkways, and door stoops

- Illuminated address plaque
- Conveniently located hose bibs
- Weather-proof electrical GFCI outlets at front and rear yards
- Convenient side-entry garage service-door on main garage
- Service walk from driveway to main garage service-door
- Spacious garage (per plan)
- Full-fascia gutters with downspouts

OPERATING SYSTEMS

- 200 amp electrical service
- 220V dryer outlet and gas stub at main laundry
- Ethernet wired phone/data jacks at master bedroom and kitchen as well as tech area (per plan)
- Coaxial and Ethernet wired phone/data cabling at bedrooms and family room as well as study and home office (per plan)
- Bathroom and laundry room exhaust fans with internal humidistat controls
- Pre-plumbed for laundry sink and garage sink (per plan)
- Pre-wired for surround sound at family room
- Pre-wired for ceiling fan with light at secondary bedrooms and covered patio
- Pre-wired for satellite dish
- Structured wiring system
- Garage door opener at main sectional garage door
- Recessed dryer vent box
- Recessed washer plumbing box
- Dedicated circuit electrical outlets in garage

SAFETY FEATURES

- Fire sprinklers
- Hard-wired smoke detectors with battery back-up at all bedrooms
- Hard-wired carbon monoxide detectors with battery back-up as required
- Pre-wired for security alarm keypad, motion detector, door sensors and sounder

DESIGNER PACKAGES

Ask your JMC Homes Sales Consultant about the latest Designer Packages. Customize your home with even more upgrades chosen by our in-house design team. Our designers are constantly updating our Designer Packages to stay up to date with the latest trends in interior design.



PRELIMINARY