

# INCLUDED AMENITIES AND FEATURES



## 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" Gas range with 6 sealed burners
  - 36" Exhaust hood with cooktop light
  - Energy Star® dishwasher
- Guest Suite appliances (Guest Suite plans only):
  - 30" Gas range with micro/hood
  - Dishwasher
- Single-compartment stainless steel undermount sink with waste disposal
- Stainless finish pull-out faucet
- Island prep sink (per plan)
- 18"x18" Ceramic tile flooring
- Pantry storage closet (per plan)
- Recessed refrigerator water valve box

## ENERGY EFFICIENCY

- Included solar electric system (see agent for system size)
- High-efficiency central heating and air conditioning system
- Dual-zone thermal equalizer system (Per 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 E<sup>3</sup> dual-pane windows with white 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, bonus room, as well as guest suite living and bedroom (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 patio doors (per plan)
- Architectural media niches (per plan)
- Breakfast nook (per plan)
- Cast masonry fireplace mantel and surround (per plan)
- Ceiling fan in family room and master bedroom
- 8' High 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)
- Granite slab 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)

## 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
- Smart home security system with 4 wireless contacts, wireless motion detector & front door video doorbell

PRELIMINARY

MORE

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## LUXURIOUS MASTER BATHROOM

- Granite slab vanity countertops
- 6"x6" ceramic tile shower pans and surrounds
- Large oval soaking tub
- Luxurious Walk-in Shower
- 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
- Exhaust fan (with humidity sensing switch)

## SECONDARY BATHROOMS

- Synthetic stone tub and shower surrounds with 6"x6" tile shower pans
- Synthetic stone 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 garage matched to elevation
- Insulated fiberglass raised-panel front entry door
- Sectional insulated garage doors with windows (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
- Cat5e wired phone/data jacks at bedrooms, family room, bonus room and kitchen as well as tech area (per plan)
- RG6 coaxial and Cat 5e 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 and bonus room (per plan)
- 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

## DESIGNER UPGRADES

Ask your JMC Homes Sales Consultant about the latest designer upgrades. Customize your home at our in-house design center. Our designers are constantly updating our designer upgrades to stay up to date with the latest trends in interior design.

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