

# INCLUDED AMENITIES AND FEATURES



## STUNNING GOURMET KITCHENS

- Distinctive granite slab countertops with 6" backsplash
- Hand-stained alder cabinets
- Durable white melamine cabinet interiors
- 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 7 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

- High-efficiency central heating and air conditioning system
- Dual-zone thermal equalizer system (two-story plans)
- Programmable electronic thermostat
- Pilotless electronic ignition natural gas forced-air furnace
- Insulated tight-duct system
- Tyvek exterior wrap
- Attic ventilation
- Energy-efficient vinyl low E<sup>3</sup> dual-pane windows with tan vinyl frames and decorative grids (per plan/elevation)
- Energy-efficient Rinnai® 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 bonus room, 2nd master and guest suite (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 lighting (excluding garage and appliances)
- Weather seals on exterior doors and windows, except garage service-door
- Third party energy testing
- WaterSense rated 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)
- Espresso ceiling fan in family room and master bedroom as well as bonus room (per plan)
- Two-panel Logan style interior doors with designer flat casing
- Satin nickel Kwikset® lever style door hardware
- Closet poles and shelving
- Decorator light fixtures with Decora® switches
- Designer profile window sills
- Dramatic volume ceilings (per plan)
- Formal living and dining area (per plan)
- Interior laundry room with alder cabinetry (per plan)
- 6"x6" Ceramic tile laundry counter
- Linen and storage cabinetry (per plan)
- Master bedroom suite with walk-in closet
- Stained alder stair railing (per plan)
- Plush wall-to-wall carpeting with 6 lb. Rebond pad
- Privacy lock at master bedroom door & bathroom doors
- Radius drywall corners (except at doors & garages)
- Oversized 3 ¼" door casings
- Oversized 5 ½" custom baseboards
- Storage closets (per plan)

PRELIMINARY

MORE

# INCLUDED AMENITIES AND FEATURES CONT.



## LUXURIOUS MASTER BATHROOM

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

## 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 Kwikset® lever style door hardware with privacy door locks
- Exhaust fan (with humidity sensing switch)
- Full width 42" high vanity mirrors
- Elongated toilet
- Pedestal sink with 8" wide-spread chrome faucets at powder rooms (per plan)
- 18"x18" tile floor

## CURB APPEAL

- Architectural stucco trim detailing (per elevation style)
- Architecturally matched masonry veneer accents and/or James Hardie® 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
- Raised-panel steel sectional 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
- Three conveniently located hose bibs
- Weather-proof electrical GFCI outlets at front and rear yards
- Convenient side-entry garage service-door
- Service walk from driveway to 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 jacks at master bedroom and kitchen as well as tech and bonus room (per plan)
- RG6 coaxial wired media cable at bedrooms and family room as well as tech and bonus room (per plan)
- Bathroom and laundry room exhaust fans with internal humidistat controls
- Pre-plumbed for laundry 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
- ½ hp garage door opener with 2 remotes
- Recessed dryer vent box
- Recessed washer plumbing box
- Dedicated circuit electrical outlet in garage for freezer

## SAFETY FEATURES

- Fire sprinklers
- Hard-wired carbon monoxide/smoke detectors with battery back-up at all bedrooms
- 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

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