

# INCLUDED AMENITIES AND FEATURES

RELEASE FIDA105

## 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
- Whirlpool stainless steel appliances, include:
  - 30" built in oven and microwave
  - 36" built-in gas cooktop with 5 sealed burners
  - 36" Variable speed exhaust hood with cooktop light
  - Energy Star Dishwasher
- Dual-Compartment Stainless Steel Undermount Sink with waste disposal
- Stainless pull-out faucet
- 18"x18" Ceramic Tile Flooring
- Pantry Storage Closet (per plan)
- Recessed Refrigerator water valve box

## ENERGY EFFICIENCY

- Pre-wired for Future Solar Electric System
- High Efficiency Central Heating and Air Conditioning System
- Dual-Zone Thermal Equalizer System (two story plans)
- Third Zone Thermal Equalizer System on 3750 Guest Suite Plan
- 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)
- 50 Gallon Energy Efficient Natural Gas Hot Water Heater
- Ceiling Fan with Decorative Light Fixture at Each Family Room and Master Suite & Bonus Rooms
- Dimmer Controlled Overhead Lighting at each Living, Dining, and Secondary Bedrooms
- Energy Efficient Direct Vent Gas Fireplace Unit (per plan)
- Energy Efficient Gas Cook Top with Sealed Burners
- Flow Controlled Shower Fixtures
- Water Saving Toilets
- High Efficiency Fluorescent Exterior Lighting
- High Efficiency Fluorescent Recessed Can Kitchen Lighting

- Occupancy Sensor Light Switches at each Bathroom
- Weather Seals on Exterior Doors and Windows, except Garage Man-door
- Third Party Energy Testing
- Energy Star Appliances
- PEX Tubing Plumbing
- WaterSense rated plumbing fixtures

## SHOWCASE LIVING AREAS

- Impressive 18"x18" Ceramic Tile Floor at Entry, Kitchen, Baths and Laundry
- Designer Matched Three-tone Interior Paint Schemes
- Surround Sound Pre-wire in Family
- 8' High Sliding Glass Doors (per plan)
- Architectural and Media Niches (per plan)
- Breakfast Nook (per plan)
- Cast Masonry Fireplace Mantel, Surround and Hearth (per plan)
- Heirloom (Bronze) Ceiling Fan in Family Room & Bonus Room (per plan)
- White Ceiling Fan with Decorative Light Fixture at Each Master Suite
- Woodgrain Raised Panel Interior Doors with Designer Profile Casing
- Satin Stainless Door Hardware
- Closet Poles and Shelving
- Decorator Light Fixtures with Decora Switches
- Designer Profile Window Sills
- Dramatic Volume Ceilings
- 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 Cherry Stair Railing (per plan)
- Plush Wall-to-Wall Carpeting with 6 Lb. Rebond Pad
- Privacy Lock at Master Bedroom Door & Baths
- Radius Drywall Corners (Except at Doors & Garages)
- Oversized 3 1/4" Door Casings
- Oversized 5 1/4" Custom Baseboards
- Spacious Garage Parking Stalls
- Storage Closets (per plan)

## LUXURIOUS MASTER BATHROOMS

- Mortar Set 6"x6" Ceramic Tile Vanity Countertops, Shower Pans and Surrounds
- China Sinks with 8" Wide Spread Chrome Faucets

MORE

# INCLUDED AMENITIES AND FEATURES CONT.

RELEASE FIDC102 AND LATER

- 36" Tall Alder Vanity Cabinets
- Full Width 42" High Vanity Mirrors
- Private Water Closet with Elongated Toilet
- Chrome Bath Accessories
- Satin Stainless Door Hardware
- Large Oval Soaking Tub
- Separate Heavy Plate Clear Glass and Chrome Shower Enclosure (Per Plan)
- Exhaust Fans (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 Stainless Door Hardware with Privacy Door Locks
- Exhaust Fans (with humidity sensing switch)
- Full Width 42" High Vanity Mirrors
- Elongated Toilet at Powder Rooms
- 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 Hardi Lap Siding (per elevation style)
- 50-Year Architecturally Matched Concrete Roof Tile (per elevation style)
- Coach Lights at Entry and Rear Patio
- Insulated Fiberglass Raised Panel Front Entry Door with Glass
- 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 Man-Door
- Service Walk From Driveway To Garage Man-Door

- Spacious Three-Car Garage
- Full Facia Gutters with Downspouts

## OPERATING SYSTEMS

- 200 amp Electrical Service, 225 amp Electrical Service on 3750 plan
- 220V Dryer Outlet and Gas Stub at Laundry
- Cat5e Wired Phone Jacks at each Bedroom, Kitchen, Family, Tech and Bonus Room
- Bathroom and Laundry Room Exhaust Fans with internal humidistat controls
- Pre-Plumbed for Laundry Sink (per plan)
- Pre-Plumbed for Utility Sink at Garage
- Conduit & Outlet for Television Over Mantel
- Pre-Wired for Surround Sound at Family Room (per plan)
- Pre-Wired for Ceiling Fan with Light at Secondary Bedrooms
- Pre-Wired for Fiber Optic Computer & Phone
- Pre-Wired for Home Automation with Structured Wiring Hub
- 1/3 Hp Garage Door Opener with 2 Remotes
- Recessed Dryer Vent Box
- Recessed Washer Plumbing Box
- RG6 Coaxial Wired Media Cable at Each Bedroom, Family, Tech and Bonus Room
- 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 System

## 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.**

All features listed are considered to be accurate at time of printing. Due to periodic changes in availability of items, changes in suppliers and subcontractors, JMC Homes reserves the right to make changes to the specifications and included features at any time without notice. Further, please be aware that the homes at each community are unique to that community. Models you may visit at other locations, though similar, have finishes, features, design elements, or changes that are not applicable to the homes at this community. These items may include but are not limited to interior and exterior finishes, trims, window sizes and locations, types of doors and trims, cabinets, tile and flooring materials, appliances, HVAC and insulation specifications, and option/upgrade pricing. There may be different manufacturers of any given item at different locations. Please see agent for details. JMC Homes is not responsible for errors or omissions in this publication. JMC Homes BRE# 00959627. Rev. 11-032719