



INCLUDED FEATURES

Custom Exterior

- Custom front elevations such as Traditional, Craftsman, and Farmhouse
- Exterior featuring *LP* smartside 6.5" exposed siding accented by stone, shake, board & batten, metal roofs, and charming front porch. Pre-painted designer colors, and 30 year no fade warranty
- Two car attached garage and concrete driveway with space to park two additional cars
- *Wayne Dalton* Craftsman-panel style insulated garage door
- *Andersen* 100 Series high performance Low-E single hung *Fibrex* windows
- Concrete walkway to front porch
- *Therma Tru* impact resistant painted fiberglass front door with sidelight
- *Atlas Pinnacle High Performance* architectural raised profile shingles with 3M *Scotchgard* protector to prevent staining
- Aluminum gutter and downspouts in matching designer colors
- Exterior light package featuring front, rear, garage, and security lighting
- Individual carved limestone address block
- *Andersen* 4'x4' egress window in lower level
- All landscape is complete and includes an irrigation system, snow removal, and yard maintenance

Interior Finish

- Dramatic 9' and 16' cathedral first floor ceilings
- *Shaw, Mohawk*, maple, or hickory engineered 5" plank hardwood flooring in the foyer, powder room, and kitchen
- *Metrie* trim package includes 3.125" casing, 5.25" baseboard and 5.125" crown in the study
- Jeld Wen two panel smooth doors and painted hardwood handrail
- *Schlage F* series lever handles in choice of available finishes
- *Heatilator Novus* 36" gas fireplace
- Custom crafted, painted hardwood mantle with stone surround
- *Sherwin Williams* custom interior paint package with choice of wall and trim color
- Interior lighting package allowance for custom finish
- 6 LED recessed lights installed per buyer direction
- Convenient laundry/mud room with lower cost gas supply for dryer and tiled floor
- *Shaw R2X* or *Mohawk* stain resistant ever-strand carpet with 8lb pad

Kitchen Finish

- *Merillat Classic* Maple, Hickory, or Oak cabinetry in choice of available stain and paint finishes
- 42" upper cabinets with, wall oven, cook top, and Lazy Susan cabinets
- *Delta* designer polished chrome single hole faucet with pullout spray head
- Granite counter top with 4" backsplash
- Island with granite counter top
- Under-mount stainless steel sink in choice of single or double bowl
- *Shaw or Mohawk*, Maple, or Hickory engineered 5" plank hardwood flooring
- Built-in pantry with multi-level shelving
- *Andersen 100* series gliding or *Therma Tru* in-swing full light patio door
- *Whirlpool* appliances: Counter depth french door refrigerator, convection gas range, dishwasher and, microwave, including professional installation

Master Suite

- Cathedral ceiling
- Spacious walk-in closet with custom laminate shelving
- *Merillat Classic* Maple, Hickory, or Oak cabinetry in choice of available stain and paint finishes
- Granite vanity top with white under mount sinks in round or rectangle
- Ceramic tiled floor in master bath and 2nd full bath with custom installation
- *Delta* premium polished chrome single handle faucets
- *Gerber* premium elongated and comfort height toilet in white
- *Aker* soaking tub set in ceramic tile deck
- *Aker* premium one-piece shower enclosure with semi-frameless glass door

Structural Construction Quality

- 10" by 9' tall concrete foundation walls, re-bar enforced, 20"x10" concrete footings
- *Weyerhaeuser four star* engineered I-joist floor system
- *Edge Gold 3/4"* tongue and groove sub-floors nailed, glued and screwed for strength and squeak resistance
- 2"x6" exterior walls
- House wrap of exterior surface
- 12" wide isolated dual wall system with panels, insulation, and 2x4 studs from foundation to attic for maximum sound and fire protection. 65-69 STC Rated for quiet performance
- Drywall glued, screwed, and finished smooth
- Double-row 4' ice guard around all roof eaves

Home Systems

- *Bryant* 96% high efficiency direct-vent furnace with 4" air filter
- *Bryant* 13 SEER central air conditioner
- *State* 50 gallon gas water heater
- Prep for radon abatement system
- *Owens Corning* R-49 attic and R-19 Sidewall insulation with anti-air infiltration caulk package
- 4" Blanket insulation of interior concrete foundation surfaces
- 150-AMP electrical service
- Pre-wired for 2 cable and 1 phone jack
- Hard-wired smoke detectors with battery back-up
- 2 weatherproof exterior outlets
- 1 exterior frost free hose bib
- Thermostat
- *Genie* Garage door opener

Wexford's Personal Service and Warranty

- Construction care walk through at 3 and 11 months, upon request
- 12 month warranty
- Personal customization meetings with builder, suppliers, and tradesmen
- Pre-construction and pre-drywall consultation with builder
- The rewarding experience of working with the Wexford Homes Team

**** Features may vary per individual home design and can be modified with comparable products at the builder's discretion.*



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The Picknell Team

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