

# Central Garden

## DISTINCTIVE FEATURES

### EXTERIOR DETAILS

- Professionally designed exterior front elevations with stone or brick watertable on front and sides, fiber cement shake on sides and fiber cement siding on back\*
- Brick/flagstone front porch
- Custom gutter and downspout colors
- Architectural shingles (30 year warranty)
- Vinyl windows (tan-color-LowE) with screens
- Wood shutters with shutter dogs and hinges\*
- Professional landscape package
- Full yard irrigation
- Carriage style insulated garage door
- Belt drive garage door opener
- Wood front door
- Concrete patio or pressure treated rear deck
- Bora-Care® termite protection

### INTERIOR DETAILS

#### Living Areas

- 10' smooth ceilings on main level, 9' smooth ceilings up\*
- Interior doors; Cremona style (8' main level)
- Upgraded door hardware with matching hinges
- Hardwood floors in foyer, powder, kitchen, breakfast, family, study, and dining room\*
- Wainscot in dining room
- Trey or coffered ceiling in dining room\*
- Wrought iron railings\*
- Open ended step treads\*
- 6" crown package on 1st floor and owner's bedroom\*
- 6" base & 445 casing main level, 4" base & 356 casing up
- 42" direct vent fireplace with gas logs and precast stone surround
- Phone outlets in family room and owner's bedroom
- Cable outlets in family room and all bedrooms
- Wire and brace for ceiling fans in family room and all bedrooms
- Designer lighting package
- Rocker panel light switches
- Flatscreen television prewire above fireplace
- Tile flooring in laundry room
- All windows face cased
- Smoke/CM detectors on all floors
- HVAC - total electric
- 50 gallon electric water heaters\*

\*Per Plan

### INTERIOR DETAILS (continued)

#### Kitchen

- Hardwood flooring
- KitchenAid Appliances
- Designer 42" flat panel staggered cabinets with crown molding and designer features\*
- 36" stainless steel gas cooktop and wall oven/micro combo
- Built-in stainless steel dishwasher
- Designer range hood
- Granite countertops in choice of colors with stainless double bowl undermount sink
- Polished chrome kitchen sink faucet with sprayer
- Recessed lighting
- Garbage disposal
- Standard level tile backsplash

#### Powder Room\*

- Pedestal sink\*
- Wrapped frame mirror
- Hardwood flooring
- Delta® Leland polished chrome faucet

#### Secondary Baths

- Designer raised height cabinets with European style hidden hinges
- Cultured marble vanities and backsplash
- Delta® Leland polished chrome faucets
- Fiberglass tub/shower with tile surround
- Tile flooring
- Scald guard shower valve

#### Owner's Bedroom and Bath

- Trey ceilings\*
- Granite vanities and backsplash
- Wrapped frame mirror
- Designer raised height cabinets with European style hidden hinges
- Separate tiled shower and clear shower door
- Drop in tub with tile surround and deck mount faucet
- Delta® Leland chrome faucets
- Scald guard shower valve
- Tile flooring
- Walk-in closet with ventilated free slide shelving

### CUSTOMER SERVICE

- Full service mortgage with preferred lender
- Comprehensive quality assurance inspections
- Homeowner orientation prior to closing
- 30 day and 11 month warranty walk through
- 1 year limited builders warranty
- Mechanical warranty provided
- 10 year structural warranty

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**PATRICK MALLOY**  
COMMUNITIES

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