



OLD FARM AT PARKWAY

INCLUDED FEATURES



KITCHEN

- Recessed can lighting in kitchen
- **Energy efficient stainless steel GE appliances**
- Solid hardwood cabinets with hidden hinges in a variety of stains
- 36" upper cabinets with crown molding in select locations
- Water line to refrigerator
- 5-bulb light fixture in dining room
- **Granite countertops with 4" backsplash**
- Stainless steel undermount sink in three configurations (50/50, 60/40, single bowl)
- **Moen pull-out chrome faucet**



BATHROOMS

- **Adult-height vanity with two sinks in master bathroom**
- Solid hardwood cabinets with hidden hinges in a variety of stains
- **Oversized shower with semi-euro shower door in master bathroom**
- Recessed can lighting in master shower
- Vanity light per sink
- Chrome plumbing fixtures with coordinating bath hardware
- Elongated toilets
- Laminate countertops with 4" backsplash



ENERGY EFFICIENCY

- Energy efficient kitchen appliances
- Water saver toilets and shower heads
- **2"x6" exterior walls with R-19 insulation**
- Low-E double pane vinyl windows
- 95% efficient furnace
- Energy efficient central AC (non-Freon)
- 50 gallon energy efficient water heater



DESIGN

- **Beautiful front elevations with James Hardie Fiber Cement siding and TruWood trim**
- **Various fiberglass front door styles with a satin nickel or bronze Kwikset front door handle set with Smartkey technology**
- Certain Teed 30-year architectural shingles with metal roof accents per elevation
- **Insulated garage door with LiftMaster opener and keypad entry**
- Brick and stone in a variety of colors and styles per elevation
- Recessed can lighting at front porch
- **Composite 4'x6' deck with stairs and concrete landing**
- Aluminum cast address plaque
- **2,000 Sq Ft of sod for front yard landscaping**



INTERIOR AMENITIES

- Unfinished basement
- 9' tall ceilings on main level
- Choice of a variety of interior door styles
- Contemporary or traditional base boards and door casings
- Satin nickel or bronze interior and exterior door hardware with coordinating light fixtures
- Rocker style light switches
- Recessed can lighting in great room
- Overhead lighting in all bedrooms
- 4 internet, TV, or phone connections
- Brace for future ceiling fan
- Hand troweled walls and textured ceiling with a choice of square or round corners
- ½ wall with wood trim cap
- 2-tone interior paint
- **Painted wood windowsills**
- Painted skirt board on finished staircases
- Space saver closets with swing doors
- Stain resistant carpet in hallways, stairs, living room, great room and bedroom
- Various choices of laminate flooring in kitchen, dining and entry
- Various choices of tile flooring in laundry, mud and bathrooms

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