



Exceptional Standard Features

Luxurious Interiors

- 90+ gas forced air furnace with central air
- Forty gallon hot water heater
- Sump pump in each unit
- Choice of 220V outlet or gas to range
- Smoke detectors on each floor and in bedrooms
- Choice of 220V outlet or gas to dryer
- Two and three bedroom plans
- Two or three full baths
- Ceramic flooring in baths
- Stall shower in master bath
- White or bisque color standard fixtures in baths
- Extra deep 8'-10" poured basement walls
- Ceramic tile fireplace with flush hearth
- Walk-in closets - per plan
- Full 36" mirrors over vanities
- Laminate countertops in kitchen and both baths
- Standard cabinetry selection in kitchen
- Stainless steel double bowl sink with disposal
- Cathedral or pan ceilings - per plan
- 16" ceiling insulation
- 6-panel masonite doors with O.G. style moulding and trim
- Sound control construction
- First floor laundry with tub - per plan
- Standard floor covering throughout
- Two phone jacks
- Three or four cable TV outlets in standard locations
- One recessed light at front porch

Community Amenities

- Spacious professionally landscaped open areas
- Beautiful community pond with water spout fountain
- Underground irrigation and utilities
- City water and sewer
- Paved streets
- Concrete sidewalks
- Award winning Utica Community Schools

Gracious Exteriors

- Brick - per elevation
- Seamless aluminum gutters
- Insulated steel entry doors
- Vinyl insulated windows and doorwalls with screens
- 30-year dimensional roofing
- Exterior hose bibs and electrical outlets in two standard locations - per plan
- Private entry into each home
- Attached two car garage with sectional overhead door, prep for opener, drywalled and slicktaped
- 3½" wall insulation on exteriors - per plan
- Lower level egress window for future finishing

Popular Optional Offerings

- Walkout or daylight windows in lower level
- Skylights
- Bay windows
- Den plan in place of second bedroom
- Granite countertops
- Optional kitchen window - per plan
- Ceramic, hardwood or carpeted floors
- Open stairwells to lofts and basement - per plan
- Additional bedroom and bath with three bedroom loft floor plan
- Window in master bath - per plan
- Two-sink master bathroom suite
- Master bathroom whirlpool tub

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Consult your salesperson for available options and upgrades.
Prices, plans and specifications are subject to change without notice or obligation.

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