



THE COTTAGES
at Carmel

Standard Features

THE COTTAGES AT CARMEL

EXTERIOR BUILDING FINISHES

- Traditional stone architecture per building elevations
- 30-year dimensional shingles
- Steel insulated entry door with glass transom and side lights
- Insulated 7' high raised panel garage door with one row of glass lighting
- ½ HP garage door opener with two remote controls
- Anderson wood clad windows with internal grids and individual screens
- HardiPlank exterior siding in both shake and panel per elevations
- Aluminum gutters and downspouts
- "Dusk to dawn" front recessed canlights
- Concrete driveways and front entry with sidewalks
- Common area mailboxes
- Maintenance free landscaping and irrigation

CONSTRUCTION COMPONENTS

- Soil pretreatment for pest control
- Monolithic insulated 4" concrete slab
- Kiln dried 2" x 4" and 2" x 6" wall construction
- ¾" OSB tongue and groove sub floor glued, nailed and screwed
- R-13 wall insulation and R38 roof/ceiling insulation
- ½" OSB exterior roof sheathing with metal clips.
- 11" wide 2-hour fire rated insulated wall system with air space between units for reduced sound transmission

Due to continued product improvement, materials are subject to change. Every effort will be made to substitute materials of like or upgraded quality. 05.15

Standard Features

THE COTTAGES AT CARMEL

INTERIOR WALLS AND MILLWORK

Smooth finish interior drywall walls with knockdown textured ceilings

Paneled Masonite® smooth finish interior doors

"Off-White" interior latex paint for the interior trim and doors

Choice of standard paint color for interior walls with white ceilings

Certainteed Ventilated® vinyl coated wire closet shelving

Paneled wood cabinetry in kitchen and baths

Formica laminate kitchen countertops with 4' backsplash in a variety of standard colors with granite upgrade packages available

Straight-edge granite island countertop

Security deadbolt locks at entry doors

Brushed nickel interior door hardware

36" high mirrors above all vanities

KITCHEN APPLIANCES

30" four-burner glass top, black electric range with storage drawer, gas option available

Built-in black microwave with filtered interior exhaust system

Built-in black dishwasher featuring multi-level cycles

23 cubic foot black side-by-side refrigerator

PLUMBING AND MECHANICAL FIXTURES

Whisbo's Aquapex Plumbing Supply System with 25-year limited warranty

Elongated toilets

One-piece cultured marble vanity tops with integral bowl and backsplash

Low maintenance MAAX® fiberglass tub/shower and showers per unit floorplan

Delta chrome faucets in bathroom sinks

Delta chrome faucet in tub/shower units

(continued next page)

Due to continued product improvement, materials are subject to change. Every effort will be made to substitute materials of like or upgraded quality. 05.15

Standard Features

THE COTTAGES AT CARMEL

PLUMBING AND MECHANICAL FIXTURES (continued)

Pressure-balanced tub/shower valves
Delta chrome kitchen faucet with single spout and spray hose
Stainless steel double basin kitchen sink
Garbage disposal at kitchen sink
Water rough-in for ice maker
50-gallon electric water heater
Water softener rough-in
Carrier high-efficiency electric furnace with heat pump
Carrier 13 SEER central air conditioner

ELECTRICAL AND SYSTEM PACKAGES

Cable TV and telephone service pre-wired in each bedroom and designated living area locations
Ceiling fan for the living/family room and master bedroom per plan
Overhead lighting in guest bedrooms
Kitchen recessed lighting package
Bath and room lighting package with finish choices
200 amp electrical service
Dual-sensor smoke detectors with battery backup on each floor
Weatherproof GFI outlet on rear and front entry
Pre-wired security system
Safety ground fault electric circuits in all baths, garage and kitchen per code
Front doorbell with chime

FLOORING

Ceramic tile in front entry, garage entry, baths and laundry
Hardwood flooring in kitchen, dining and family area
Designer series carpet on stairs, bedrooms/dens and second level halls

Due to continued product improvement, materials are subject to change. Every effort will be made to substitute materials of like or upgraded quality. 05.15

Standard Features

THE COTTAGES AT CARMEL

ADDITIONAL FEATURES

Two-story plans include the following ceiling heights:

Main Living/1st Floor: Nine feet with vaulted ceilings per floor plan

Second Level: Nine feet with vaulted ceilings per floor plan

“Finished” garage included per plan

Separate laundry rooms per floorplan

Rear patios with privacy wall per floor plan

Floorplan enhancements available to fit your individual lifestyle

Maintenance-free community with exteriors and landscaping maintained by the homeowners association

Covenants to protect and maintain the aesthetics and value of the community

Due to continued product improvement, materials are subject to change. Every effort will be made to substitute materials of like or upgraded quality. 05.15