



THE GROVE

AT SOMERSET

DESIGNER FEATURES

EXTERIOR

- Dimensional fiberglass asphalt roof shingles per plans
- Single hung vinyl windows
- Sliding vinyl patio doors
- Painted front entry door
- Cast stone water table with pre-cast sill at front and side elevations per plans
- Combination of vinyl, and aluminum wrapped exterior trim
- Vinyl siding
- Aluminum gutters and downspouts
- Steel overhead garage doors

STRUCTURAL

- Open web wood floor trusses at second floor
- Slab-on-grade concrete first floor and garage floors
- Engineered wood roof trusses
- Nine foot tall first floor ceilings
- Nine foot tall second floor ceilings

OPTIONAL FIREPLACE

- Prefabricated direct vent gas fired 36 inch fireplace insert with 3 piece black slate surround and painted wood mantle

FLOORING

- Prefinished engineered wood floors at entire first floor (excluding powder room)
- Stained red oak stair treads first floor to second floor (risers and stringers are painted clear poplar)
- Wall to wall carpet at entire second floor (excluding bathrooms and laundry rooms)

TILE

- Porcelain tile at laundry room floors (wood base moldings)
- Porcelain tile at full bathroom and powder room floors (wood base moldings)
- Ceramic tile at bathroom shower and tub walls to 8 foot tall height. No tile at shower and tub ceilings.
- Prefabricated fiberglass shower pan at master bathroom shower
- One corner marble shelf at bathroom showers and tubs

PLUMBING FIXTURES & FAUCETS

- Master Bathroom
 - Two cultured marble integral sinks
 - Two Kohler polished chrome centerset sink faucets
 - One Kohler Sterling comfort height elongated toilet in white
 - One Kohler polished chrome single head shower faucet
 - One pre-formed fiberglass shower base in white
- Guest Bathroom
 - Two cultured marble integral sinks
 - Two Kohler polished chrome centerset sink faucets
 - One Kohler Sterling comfort height elongated toilet in white
 - One Kohler Sterling composite bathtub in white
 - One Kohler polished chrome single head shower/tub faucet
- Powder Room
 - One Kohler 24 inch wide pedestal sink in white
 - One Kohler polished chrome centerset sink faucet
 - One Kohler Sterling comfort height elongated toilet in white
- Kitchen
 - One Kohler Sterling stainless steel single compartment kitchen sink
 - One Kohler polished chrome pull-down kitchen sink faucet
 - One refrigerator water/ice line
- Laundry Room
 - Water supply/waste box for optional washer
 - Overflow pan for optional washer at second floor laundry rooms
 - Gas line for optional gas dryer
 - Four inch gas dryer vent for optional gas dryer
 - One 50 gallon gas fired hot water heater

CABINETS & COUNTERTOPS

- Kitchen
 - Cabinets with standard overlay doors in choice of stained finish per builder's standard cabinet design/layout. Includes double pull-out trash/recycle and crown molding at wall cabinets. Choice of 1-1/8 inch thick granite countertops and 3 edge profile from builder's standard selection.
- Master Bathroom and Guest Bathroom
 - Cabinets with standard overlay doors in choice of stained finish per builder's standard cabinet design/layout
 - White cultured marble countertops with integral sinks from builder's standard selection. Four inch back-splashes included.

Continued >

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DESIGNER FEATURES

APPLIANCES

- Stainless steel 30 inch gas range
- Stainless steel dishwasher
- Non venting above the range stainless steel microwave

STAIRS & RAILINGS

- First floor to second floor stairs have stained red oak treads with painted wood risers and stringers
- First floor to second floor railings are colonial style with stained red oak handrail and newel posts, and painted wood spindles per builder's standard selection

INTERIOR DOORS & TRIM

- Window casings are painted 2-1/4 inch wood. Picture frame application.
- Base moldings are painted 5-1/4 inch wood
- Shoe moldings are painted 3/4 inch x 1/2 inch wood
- Doors are masonite, 1-3/8 inch, 6 foot-8 inch tall, 2 panel, smooth finish, hollow core, with 3/4 inch finger-joint jambs and satin nickel hinges
- Door handle-sets are Schlage "Andover" knobs in satin nickel finish

INTERIOR PAINT & STAIN

- Walls in living space and garage - 2 coats of self-priming paint. All walls are one color per builder's standard selection. Finish is flat.
- Ceilings in living space - 2 coats of self-priming paint. All ceilings are white. Finish is flat.
- Doors/moldings/railing spindles/stair risers/stair stringers - two coats of self-priming paint. Color is white. Finish is semi-gloss.
- Front entry door - 2 coats of exterior grade semi-gloss paint. Color per builder's exterior color pallet.
- Interior stair handrails/newel posts/stair treads - 1 coat of stain and 3 coats of polyurethane

CLOSET SHELVING

- Ventilated vinyl coated wire
 - Coat and bedroom closets - single shelf with built-in pole
 - Linen and pantry closets - 4 shelves

MECHANICAL SYSTEMS

- HVAC
 - One zone forced air high efficiency heating/13 SEER cooling system
 - Media air filter
 - One digital thermostat
 - Furnace located in attic
- Electric
 - 150 AMP electric panel
 - Standard toggle style switches - no dimming switches included
 - Standard style wall outlets - quantity and location per code
 - Recessed light fixtures - LED recessed ceiling light fixtures. See interior lighting plans for quantity and locations.
 - Interior light openings for decorative wall and ceiling mount light fixtures per plans. See interior lighting plans for quantity and locations. Decorative fixtures not included except as required by code in walk-in closets.
 - Exterior decorative light fixtures per plans
- Plumbing
 - Fifty gallon hot water heater
 - PEX tubing domestic water piping
 - PVC waste and vent piping
 - Two exterior hose bibs
- Fire Protection
 - Interconnected 110 volt battery back-up smoke and CO detectors per code
- Low Voltage
 - Two multi-media ports - each port consists of two CAT6 cables and one RG6 coax cable. Standard locations in master bedroom and great room.
 - One telephone/data outlet - outlet consists of one CAT6 cable. Standard location in kitchen.

BATHROOM ACCESSORIES

- Mirrors above all bathroom sinks
- Framed Century "Lucette" sliding shower doors with clear glass in master bathrooms. No shower doors or rods at guest bathroom tubs.
- Toilet paper and towel holders

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