

**EXTERIOR FEATURES**

- Architecturally controlled community with preselected exterior color packages to enhance the streetscape of the community
- Front elevations include brick, real stone, fiber cement siding, shake, board–n–batten, or a combination of, per plan
- Side elevations include brick or stone watertable
- Painted rectangular gutters and downspouts to compliment exterior color palette
- 30-year warranty architectural shingles
- Baked enamel metal roof, per plan
- Wood shutters with hinges and handles, per plan
- Professionally designed landscape package
- Fully sodded lawn
- Lawn irrigation - covers up to 4 zones
- Decorative, insulated garage doors; field painted, w/hinges, handles with remote opener
- Wood grain fiberglass front door
- Concrete patio or pressure treated deck; Standard size 12 x 14
- Pest ban insect protection

**INTERIOR FEATURES**

- 10' smooth ceilings on first floor; 9' on second floor
- Sherwin Williams latex paint throughout
- Carrara-style interior doors – 8' on first floor
- Lever door hardware with matching hinges - Satin Nickel finish
- 6 x 6 box newell post at base and 4 x 4 handrail, wood stained staircase. Includes 1-1/4" wood painted ballisters
- Staircase to second floor – wood-stained treads, painted risers, per plan
- 5" prefinished hardwood flooring throughout entire first floor except for bedrooms and full bathrooms on the first floor
- Designer tile in all baths and laundry room
- Quality Shaw® carpet with 6 lb. underpad throughout non tiled or areas without hardwoods on main and second floor

**INTERIOR FEATURES CONT'D.**

- 8" cove molding throughout foyer, family room, study or living room on main, kitchen/breakfast room, dining room, first floor hallway(s), powder room, owners bedroom and upstairs hallway(s)
- 1x8 baseboards on first floor and 1x6 baseboards on second floor
- Heavier casing (1x4) surrounding windows and interior doors on first and second floor
- 5-foot craftsman style wainscoting in dining room
- Valet bench in owners entry, per plan
- 42" gas direct vent fireplace with gas logs, Barrington wood mantle, slate surround fire box
- Pre-wire for phone outlets in family room, owner's bedroom and loft, per plan
- Pre-wire for cable outlets in family room, all bedrooms and media/loft, per plan
- Wire and brace for ceiling fans in family room and all bedrooms, and media/loft, per plan
- Designer lighting package includes ceiling fan in family room and owners bedroom
- Decora® rocker-style light switches throughout residence

**GOURMET KITCHEN FEATURES**

- Timberlake European style hidden hinges 42" cabinets staggered with 2" crown
- Whirlpool® stainless steel appliance package
- Whirlpool® stainless steel gas cooktop w/vented microwave above
- Whirlpool® double oven stainless steel built in unit
- Whirlpool® stainless steel, 4-cycle dishwasher
- Granite countertops - level 1
- Tile backsplash - level 1
- Stainless steel 50/50 double bowl undermount sink
- Delta faucet
- Garbage disposal
- Recessed can lights (number of lights, per plan)

**POWDER ROOM**

- Rectangular pedestal sink
- Elongated standard height commode
- Oval, beveled mirror
- Prefinished hardwood flooring
- Delta faucet

**GUEST & SECONDARY BATHROOMS**

- Raised height flat panel cabinets
- Cultured marble vanity with backsplash
- Delta faucets
- Steel tub/shower combo with decorative tile surround
- Decorative tile flooring
- Scald guard shower valve

**OWNER'S RETREAT & BATH**

- Trey and/or vaulted ceilings, per plan
- Raised height flat panel cabinets
- Granite countertops
- Decorative tile flooring
- Fully tiled, semi-frameless shower
- Recessed niche in owner's shower
- Tiled bench in owner's shower, per plan
- Recessed can light above owner's shower
- Garden tub with tile surround and deck mount faucets, tub size per plan
- Delta faucets
- Elongated comfort height commode
- Walk-in closet
- Scald guard shower valve

**QUALITY CONSTRUCTION & ENERGY EFFICIENCY**

- Energy efficient insulated, double pane vinyl low E windows
- Housewrap – blocking air infiltration and creating a moisture barrier
- Programmable thermostat on each heated floor
- 14 seer Carrier® central air conditioner
- Carrier ® energy efficient gas furnace
- 50-gallon gas water heater
- Energy efficient low flow, water saving toilets and shower heads
- Low flow aerators on all faucets
- Engineered floor system on main and second floor with Advantech Flooring
- Pre-engineered roof truss system

**WARRANTY & CUSTOMER SERVICE**

- Your new PMC home is backed by over 3 decades of experience in building quality homes
- Comprehensive quality assurance inspections throughout the entire building process
- A personal homeowner orientation and predelivery inspection prior to closing
- 30-day and 11 month follow-up inspections by homeowner
- One (1) year warranty on the home being free of defects and workmanship
- Ten (10) year warranty on any major structural defect