These Quality Home Features Are Included in Your New Home

We’re proud to offer an extensive collection of standard features designed specifically to ensure quality, comfort and livability in your stylish new home.

Your Gourmet Kitchen
- Granite Kitchen Countertops with 4” Backsplash (choice of 8 colors)
- Stainless Steel “ENTRY” Cabinetry with 36” Upper Cabinets (choice of 8 stain colors)
- Downdraft Self-Close Drawers and Doors, Wood Toe Kick and Cabinet Crown Molding
- Shaw All Bright 5” Engineered Prefinished Hardwood Flooring (8 color stains)
- Single Bowl 8” Deep Stainless Steel Undermount Sink
- Chrome Single Control Delta Faucet with Spray
- Pantry Cabinet for Extra Storage with Roll-Out Shelving (per kitchen plan)
- Granite Island or Snack Bar Top with 10” Overhang, Counter Height (per plan)
- Water Supply Line for Refrigerator Ice Maker
- Prewire for Garbage Disposal
- Deluxe Stainless Steel Whirlpool Appliances, including:
  - 30” Electric Self-Clean Smooth Top Range
  - Power Clean Energy Star Gas Range
  - Ventless Gas Dryer
- Dover White Interior Paint Color – Flat Walls
- Dover White Painted Semi-Gloss Colonial Mill Work – 3 ½ ” Base Board
- Ceramic Tile Flooring at all Baths, Laundry and Mud Room (per plan, array of upgraded tiles including subway)
- Dover White Interior Paint Color – Flat Walls
- Dover White Painted Semi-Gloss Colonial Mill Work – 3 ½ ” Base Board

Your Custom Interior Furnishings
- Oak Stair Treads, Painted Risers (per plan, stained to match hardwoods)
- Traditional Stained Oak Railings (to match hardwoods) with Painted Turned Spindles (per plan)
- Energy Efficient Contemporary Gas Direct Vent Fireplace (Black trim)
- Shaw All Bright 5” Engineered Prefinished Hardwood Flooring at Kitchen, Breakfast, Foyer, Dining Room, Living Room and 1st Floor Hallways (per plan)
- Ceramic Tile Flooring at all Baths, Laundry and Mud Room (per plan, array of upgraded tiles including subway)
- Dover White Interior Paint Color – Flat Walls
- Dover White Painted Semi-Gloss Colonial Mill Work – 3 ½ ” Base Board
- LED 6” Disk Lights at Front Entry Porch (per plan)
- LED 6” Disk Lights in all Walk-in Closets (per code and plan)
- Community Exterior Light Feature Package Including Traditional Lampost and Garage Coach Lights
- Ceiling Lights or Switched Outlets in all Bathrooms (per code)
- Half Switched Outlets at Living/Great Rooms and Den (per code and plan)
- GFI Outlet at Rear and Front Entry Area
- Telephone Jacks (battery and hardwired)
- Smoke Detector – All Bedrooms, Upper and Lower Basements and Hall (battery and hardwired)
- Carbon Monoxide Detector on Each Level of the Home (battery and hardwired)
- Dryer and Range – 220 volt Dedicated Line (gas optional)
- 200 Amp Electrical Service
- Door Chime

Your Engineering and Energy Efficient Features
- Amana High-Efficiency Gas Forced Hot Air Heating System
- Aprilaire Digital Thermostat
- Central Air Conditioning (per site design and USPS regulations)
- Energy Saver 50 Gallon Bradford White Gas Hot Water Heater
- Tongue and Groove O5 Exterior Siding
- 2x6 Exterior Wall Construction, Fiberglass Batt Insulation R-21
- Fiberglass Batt Insulation in Ceiling R-38 Rating
- Polystyrene Air Infiltration Package and House Wrap
- Double Layer Party Wall Plus Sound Gap, R-11
- Full Exterior Wall of Basement Studbed 24” on Center, Fiberglass Batt R-19
- Poured 8’x10” Concrete Foundation Walls Waterproofed System (per plan)
- 3,500 sf Basement Concrete Floors (with expansion joint)
- Covered Exterior Entrance Porch with Fiberglass Columns
- 2 story Entryway with Fiberglass Columns
- Aluminum Wrapped Frieze Board, Panel Shutters, and Vinyl Window Trims
- Poured Concrete Front Porch with Fiberglass Columns (per plan)
- Carriage Style Garage Door – Amarr Summit 2000 with Door Opener and 2 Controllers
- Dryer and Range – 220 volt Dedicated Line (gas optional)
- 200 Amp Electrical Service
- Door Chime

Your Deluxe Landscaping Package
- Landscaping Package Featuring Trees and Shrubs
- Professional Lot Grading and Hardscaped Lawns
- Paved Backyard Driveway – Double Width at Overhead Door (stamped ascent separator per plan)
- Concrete Entry Walkway
- In-ground Sprinkler System in Yard Area – Front, Back and Sides (per builder)

Your CUSTOM INTERIOR FURNISHINGS
- Pfam Single Hung White Insulated Low-E Vinyl Windows with Internal Grids and Screen
- Theptra Smooth Star Entry Door and Side Light (per plan, one style)
- Brushed Chrome or Oil Bronzed Entry Handle Set with Integrated Dead Bolt
- Pfam Vinyl Sliding Patio Door – White Handle with Sliding Screen and Grills (no grids, door per plan)
- Royal Double 4 Matte Board and Batten Siding with Cultured Stone (per builder)
- Cedar Vinyl Siding with Aluminum Fascia and Vented Vinyl Sofits (per plan)
- Aluminum Wrapped Frieze Board, Panel Shutters, and Window Trim
- Covered Exterior Entrance Porch with Fiberglass Columns (per plan)
- Covered Front Entry Porch with Fiberglass Columns (per plan)
- Decorative Crayola Style Garage Door – Amarr Summit 2000 with Door Opener and 2 Controllers (color per builder/HOA)
- Wireless Keypad Entry for Garage Overhead Door
- Magpierm Architectural Roof Shingles with Limited Lifetime Warranty (color per builder)
- Fully Sheathed Garage – Finish Taped and Painted
- Bowmar Kemp Egress Window System with Escape Ladder and Security Cover (full basement lots only)

OFFERING PLAN AVAILABLE FROM SPONSOR: The Meadows at North Greenbush HOA

Notice: Meadows Builders One LLC reserves the right to substitute materials specified with materials having comparable specifications of equal or better quality.

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All dimensions are approximate and do not represent exact measurements. Subject to Change Without Notice or Obligation. 7/16/19