



STANDARD FEATURES

Standard Features

- Quality Brick/Stone/Designer Siding on 3 Sides (Except Above Roof Lines)
- Minimum 7 ½ Roof Pitch
- Enclosed Aluminum and Soffit Fascia
- Seamless Gutters and Buried Downspouts
- Nine Foot Tall Basement Walls with Rock-Faced Egress Windows Providing Ample Daylight and Family Security
- Nine Foot Tall Main Level Walls
- Spacious Lots – 15,000 Square Feet & Up
- Architectural Shingle with 30 Year Warranty
- Oversized Finished Garage
- Sodded Front and Sides, Seeded Rear Yard in Cobblestone Ridge, Bethel Ridge Farms, & Bethel Grove
- Three Exterior Water Hydrants
- Three Exterior Weatherproof Electrical Outlets
- Steel Insulated Raised Panel Garage Door
- Belt Drive Garage Door Opener with Two Remotes and Keypad
- Wider Baseboard and Trim Throughout Home
- Trim and Doors are Painted on Site After Install
- Engineered Wood Floors in Kitchen, Breakfast, Foyer, Hallways of Main Level
- 8 Recessed Cans
- Ceiling Fans Wired in All Bedrooms and Great Room
- Prewired for 10 Communications / TV Locations
- Whole House Security System
- Basement Bath Rough-In
- 12' X 16' Concrete Patio, 1 Personal Concrete Walk
- Copper Water Lines In House
- Cast Iron Address Plate
- Foundation on Patios
- Co-Construct Interactive Construction Website for Communication
- State Construction Design Team Helps Selections with 1 on 1 Meeting

Allowances

- \$4,000 Lighting / Electrical –including Interior & Exterior Fixtures. Exterior Floodlights, Doorbell
- \$1,500 Front Door
- \$4,000 Appliance
- \$1,000 Closet Shelving
- \$1,000 Kitchen Backsplash
- \$2,500 Landscaping

PLEASE NOTE: All products for home will be ordered through State Construction's vendors. No exceptions unless otherwise noted in sales contract.

Family Living & Entertainment Area

- Solid Core Interior Doors – Choice of White or Stained
- Custom Stairwells, Including Metal Balusters with Decorative Knuckles, Wood Tread and Riser caps, Carpet Runner
- Engineered Wood Floors in Kitchen, Breakfast, Great Room, Foyer, Hallways of Main Level
- Elegant and Functional Fireplaces
 - Gas Direct Vent
 - Electric Blower
 - Custom Surround or Shelf Mantel
 - Tile or Stone Surround up to Mantel Height, No Hearth (unless noted in contract)

Kitchen

- Custom Built Kitchen Cabinets
 - Cabinet Designer Meeting
 - Soft Close Hinges
 - Double Pull-Out Trash Can
 - Two Pull-Out Drawers
 - Crown Molding
- Level 1 Granite or Quartz Countertops
- Backsplash (allowance)
- Granite or Stainless Steel Double Sinks
- Choice of Appliances (allowance)
- Choice of Standard Delta Plumbing Fixtures
- Ice Maker Hook-Up Supply Line with Shut Off Valve
- 3/4 Horsepower Garbage Disposal

Utility Room

- Hi-Definition Laminate Countertops (per plan)
- Washer and Dryer Hook-Ups
- Ceramic Tile Floor
- Wall Cabinet Above Washer and Dryer
- Wall Mounted Cabinet with Sink

Bedrooms, Bathrooms, & Dressing Areas

- Custom Built Bathroom Vanities with Soft Close Doors and Drawers
- Lever or Knob Style Decorative Door Knobs, available in different finishes
- Solid Core Doors, Six Panel Bi-Fold Closet Doors (per plan)
- Recessed Decorative Ceiling in Master bedroom (per plan)
- Beautifully Accented with Heavy 6" Crown Molding and Cove Lighting
- Spacious Master Suite Walk-In Closet (per plan)
- Closets with Functional Ventilated Wire Shelving and Hanging Rods (allowance)
- Granite / Quartz Vanity tops with Integrated Sinks in All Bathrooms
- Drop-In Tub in Master Bath (per plan)
- Tiled Shower Base and Walls in Master Bath
- Glass Shower Doors in Master Bath (if applicable)
- Acrylic Tub / Shower Inserts in All Other Baths (per plan)
- Ceramic Tile Floor in All Baths
- Choice of Standard Delta Plumbing Fixtures
- Custom Plate Glass Mirrors in Bathrooms (per plan)
- Towel Bard, Tissue Holder, and Towel Ring in Each Bath to Match Finish of Plumbing Fixtures

Energy Saving Features

- Dual Zone (where applicable) Gas Forced Air, 93+% Efficiency with a 13 Seer AC Unit; Ducted Cold Air Returns Throughout Entire Home
- Programmable Digital Thermostat on Each HVAC Unit
- 80 Gallon Quick Recovery Water Heater
- Energy Efficient Simonton Windows Include:
 - Low E Glass
 - Tilt-In Sash
 - Single Hung Windows in Ranches
 - Double Hung Windows in Multi-Story Homes
 - Wood Sills
- LifeTime Foundation Warranty, Transferable after Sale of the Home
- Insulation
 - R-38 In Standard and Vaulted Ceilings
 - R-13 in Exterior Walls
 - R-11 in Garage Walls and Ceilings
- Ridge Vent for Attic Ventilation