

- Base homesite
- Spacious 9' ceilings on first floor with 2 story and vaulted ceilings per plan
- Minimum of 3 1/2 baths
- Ceiling exhaust fans in all bathrooms
- Kohler / Sterling plumbing fixtures
- Moen faucets
- Glass plated mirrors above all bathroom vanities
- His and her vanities for master bathroom
- Signature freestanding soaking tub w/ pedestal faucet in master bathroom
- Spacious ceramic/ porcelain tile shower with glass enclosure in master bathroom
- All secondary bedroom baths to have ceramic/ porcelain tile on floors and shower/ tub walls
- Stain resistant carpeting w/ 6 lb. padding throughout
- Hardwood flooring in foyer/ gallery, powder room, kitchen, eating/ hearth room and first floor hallways
- Ceramic/ porcelain tile flooring in laundry room
- Granite or Quartz counters in kitchen and butler's pantry
- Frost White Quartz for all bathrooms and laundry room
- Choice of stainless steel undermount kitchen sink with garbage disposal
- Echelon kitchen cabinets and bathroom vanities (Includes installation of homeowner supplied cabinet hardware)
- Ventilated shelving for all closets
- Choose from a variety of interior door and lever designs
- Stained wood endcaps and railings with decorative metal balusters on staircase
- Interior woodwork to include 5 1/4" base moulding and 2 3/4" casing
- All doors, archways, and windows encased with wood mouldings
- Crown mouldings in foyer, great room, and dining room
- 3/4" T. & G. sub-flooring glued, nailed and screwed
- 1/2" drywall on walls and 5/8" on ceilings; glued and screwed
- 36" direct vent gas fireplace with natural stone surround and wood mantle
- Drywall on garage walls and ceilings; fire- taped only
- Insulated exterior steel entry doors
- 8' tall front entry doors to include elegant glass inserts
- Spacious three (3) car side entrance garage with steel sectional overhead doors
- Two automatic garage door openers
- Jeld-Wen insulated windows with low "E" glass and screens
- R-15 fiberglass insulation in exterior walls
- Housewrap to reduce air and moisture infiltration
- R-38 fiberglass insulation in exposed ceilings where applicable
- Enameled interior woodwork throughout
- House walls and ceilings are applied with a primer and one finish coat of latex paint (same color for walls and ceilings)
- Brick and stone front per elevation with sides and rear bricked on first floor and Hardie plank siding on the second floor
- 16" x 8" limestone address block
- Aluminum gutters and downspouts
- 1/2" roof sheathing
- 3 dimensional shingles with lifetime limited warranty
- 200 amp electrical service
- Eight (8) recessed lights
- Two (2) GFCI exterior electrical outlets
- Electrical outlets per plan
- \$3,000 light fixture allowance
- Smoke detectors
- Home security system
- Six (6) low voltage pre-wired media outlets
- Bryant 95% efficiency gas furnace(s) with central air conditioning and humidifier(s)
- One (1) fifty (50) gallon power vented water heater
- Whirlpool stainless steel appliances, includes dishwasher, cooktop, built in double wall oven, and hood-fan.
- Waterline prep in refrigerator space
- Base cabinet with undermount tub and washer box in laundry room
- Gas line and vent prep for laundry room dryer
- Two (2) exterior water spigots
- 16' wide concrete driveway to street with 4' wide concrete service walk to front porch
- 8'-6" poured concrete basement walls with vinyl backed interior insulation and ten year waterproofing warranty
- 3 piece prep plumbing for future basement bath
- City water and sanitary sewer
- 5' wide city sidewalks fronting homesites
- Homeowner receives Mirage Development's 2 year builder warranty on workmanship, plus all manufacturers' product warranties.



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