



Lyons Park

INCLUDED FEATURES

Elevated Exterior Design. Unmatched Curb Appeal

- Stunning architectural elevations with a curated palette of designer color selections
- Front porches & outdoor living spaces (per plan)
- James Hardie® fiber cement siding
- IKO Cambridge 30-year architectural shingles
- Full brick wrap – first floor
- 12" Overhangs
- Dusk to dawn coach lights
- LP® Smart Trim exterior trim
- Fiberglass quarter-lite 2-panel front door
- Kwikset® matte black front door handle set
- 6" seamless aluminum gutters
- Sodded front yard with seed/straw side & rear yard + 3 trees and 16 shrubs at front of home
- 3 Weather-proof exterior electrical outlets
- 2 Frost-proof hose bibs
- 6-Foot rear sliding glass door with 3x6 concrete stoop or full lite 3-foot door with 3x3 stoop (per plan)
- Garage door opener(s) with keyless entry

The Details you Notice. The Quality you Feel.

- 9-Foot first floor walls
- Plywood construction cabinets with 42" uppers, crown molding, adjustable shelves, soft close doors & drawers + dovetail joints
- Quartz kitchen and bathroom countertops – 2cm
- Cabinet hardware – pulls or knobs
- Stainless steel 9" depth undermount 50/50 kitchen sink
- Stainless steel kitchen appliance package with refrigerator, gas range, dishwasher & microwave
- Moen® Sleek one handle kitchen faucet with pull-down sprayer
- Tile shower in primary bathroom
- One-piece fiberglass tub/shower in secondary bathrooms
- Double bowl vanities & linen closets (per plan)
- Moen® bathroom faucets
- Elongated commodes in all bathrooms
- Moen® bathroom accessories
- Painted handrail w/metal stair spindles (per plan)
- Water-resistant laminate flooring
- Plush carpet with 8lb rebond pad
- Progress Lighting® in entry, dining areas, over kitchen island (w/dimmer) and in bathrooms
- 4-Light room lighting package w/dimmer in Great Room + LED ceiling light w/fan support in all BR's
- Kwikset lever door handles
- 5-panel interior doors
- Sherwin Williams® Two-tone interior paint
- Real wood 4 ¼" baseboards & 2 ¾" casings
- Painted wood window sills with routed edges

Smart Efficiency. Everyday Comfort. Real Savings

- ZIP System™ exterior sheathing
- 96% efficient gas furnace and 14 SEER A/C
- Gas tankless water heater
- R-15 wall insulation and R-38 ceiling insulation
- Insulated slab foundations with moisture barrier
- Finished garages
- Steel insulated garage doors
- Low-E vinyl windows with argon gas + grids on all windows (per elevation)
- Exterior vented microwave or range hood
- Continuous-run bathroom exhaust fan
- Air sealing & Blower door test
- Passive radon vent
- Z-Wave Honeywell® thermostat
- Cold air returns in all bedrooms
- On-Q panel with security pre-wire
- 3 phone or cable outlets
- LED lighting throughout

Service Beyond the Sale.

- Pre-construction & pre-drywall meetings
- Pre-closing walkthrough and orientation
- 90-Day post-closing check-in
- 2-Year workmanship warranty
- 10-Year transferable structural warranty
- Direct manufacturer's limited warranties