



## Ashbrook

# Builder Included Features

### EXTERIOR FEATURES

- Mono Slab Foundation
- Royal Crest Low Maintenance Soffit, Fascia, & Vinyl Siding
- Continuous Ridge & Soffit Venting
- Fiberglass Shingles with 20 year Manufacturer's Warranty
- Low Maintenance Double Insulated Tilt Sash Vinyl Windows with Low-E Glass
- Half Screens & Window Grids Throughout
- Fiberglass Insulated Exterior Door
- Luxurious Satin Nickel Finish Entry Door Hardware with Deadbolt
- Doorbell
- Spacious Garage with Steel Roll Up Door
- Concrete Driveway, Walkways & Front Porches per plan
- 10' x 10' Rear Concrete Patio per Foundation
- Landscape Package Includes Sod with Shrubs & Tree & Automatic Irrigation System
- 2 Waterproof Exterior Electrical Outlets
- 2 Hose Bibbs
- One Double Exterior Floodlight
- Decorative Mailbox and Post

### INTERIOR FEATURES

- Smooth Painted Walls & Ceilings with Square Corners
- Sherwin Williams Low VOC Paint
- Window Stool & Apron
- Garage Interior Drywall Sanded & Ready to Paint
- 3 ¼" Baseboard on 1<sup>st</sup> & 2<sup>nd</sup> Floors
- Low Wall with Stained Hand Rail on 1<sup>st</sup> & 2<sup>nd</sup> Floor per plan
- Stop-n-Drop per plan
- Satin Nickel Finish Lighting Package
- Overhead Lighting in Every Bedroom
- Luxurious Satin Nickel Finish Door Hardware
- Elite Interior Entry, Passage & Wardrobe Doors
- Slider or Atrium Door per plan
- Hardwood Flooring in Foyer & Dining Room per plan
- Congoleum Flooring in Kitchen, Baths & Laundry
- Shaw BCF Nylon Carpet with 6lb. Carpet Pad
- Pre-wire for 2 Cable Outlets, 2 Phone Outlets & 2 Ceiling Fans
- Pre-wire for 1 Cable Outlet, 1 Phone Outlet & 1 Ceiling Fan in Bonus/Loft per plan
- Pre-wire for Garage Door Opener
- GFI Electrical Outlet in Garage
- Electrical Outlet for Garage Door Opener
- Smoke Detector in Every Bedroom Hardwired with Battery Backup
- Ventilated Wire Shelving
- Attic Access with Pull Down Stairs per plan

### KITCHEN/LAUNDRY AREA

- 2 cm Granite Countertops in Designer Colors
- 30" Flat Panel Oak or Birch Cabinets with Adjustable Shelves
- 10" Double Bowl Stainless Steel Undermount Sink & Moen Dual Knob Chrome Faucet
- Choice of White, Black, or Bisque Appliances
- GE 30" Free-Standing Coil Top Electric Range
- GE 30" Non-Vented Range Hood
- GE Energy Star Built-In Dishwasher
- GE ½ Horsepower Continuous Feed Garbage Disposer
- Recessed Icemaker Box & Valve for Refrigerator
- Recessed Dryer Box

### BATHS

- Powder Room with Pedestal Sink and Framed Oval Mirror per plan
- Moen Dual Knob Chrome Faucets
- Chrome Towel Bars & Paper Holders
- Exhaust Fans
- Full View Mirrors
- Built-In Linen Closet per plan
- Master Bath with Tub/Shower Combination
- 2 cm Granite Countertops in Designer Colors with 1 Porcelain Undermount Sink in Master Bath
- Master Bath Extended Vanity with Knee Space per plan
- Master Bath Enclosed Water Closet per plan
- Bath 2 with Tub/Shower Combination
- 2 cm Granite Countertops in Designer Colors with 1 Porcelain Undermount Sink in Bath 2
- Bath 2 Single Vanity

### UNSEEN VALUES

- Ten-Year Structural Warranty
- 13 Seer Electric Heating & Cooling System with Damper & Digital Thermostat per plan
- Tankless Gas Water Heater
- Insulation Package with R-30 Value in Ceiling & R-13 in Walls
- Engineered Roof & Floor System

(803) 787-HOME  
ShumakerHomes.com

Shumaker Homes, Inc. reserves the right to change floorplan specifications, prices, terms, and availability without prior notice and may vary by neighborhood, lot location and home series. Not all plans may be placed on every lot and availability is determined by Shumaker Homes, Inc. Stated price may not include lot premiums and options show by artist rendition. All homes are subject to prior sale. Many items feature in and around the model homes are decorator suggested, and are not included in the purchase price and are not available for purchase from Shumaker Homes, Inc. Windows, columns, porches, and posts may vary per elevation and pre-determined homesite. Renderings and floorplans are artist's conception; square footage is approximate and based upon architectural design; area may vary according to construction. Please see Community Manager for further details. Revised Date 6/14/10 