



Congaree Downs 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 Porch per plan
- 3' x 3' Rear Concrete Patio or Wood Landing per foundation
- Front Yard Landscape Package Includes Sod with Shrubs & Tree & Automatic Irrigation System
- Side Yard Landscape Package Includes Sod
- Rear Yard Landscape Package Includes up to 20' Sod
- 2 Waterproof Exterior Electrical Outlets
- 2 Hose Bibbs
- One Double Exterior Floodlight
- Decorative Mailbox and Post

INTERIOR FEATURES

- 8' Ceilings
- 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 1st & 2nd Floors
- Low Wall with Stained Hand Rail on 1nd & 2nd 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
- Congoleum Vinyl 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 Ice Maker 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
- 2cm 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
- 50 Gallon Electric Water Heater
- Insulation Package with R-30 Value in Ceiling & R-13 in Walls
- Engineered Roof & Floor System

Shumaker Homes Pays All Allowable Closing Costs with Approved Lender and Closing Attorney.

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ShumakerHomes.com

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