



# Eagles Rest at Lake Murray Traditional Homes

## Builder Included Features

### EXTERIOR FEATURES

- Raised Brick Slab Foundation
- Certaineed Low Maintenance Soffit, Fascia, & Vinyl Siding
- Continuous Ridge & Soffit Venting
- Architectural Shingles w/ 30 year Manufacturer's Warranty
- Low Maintenance Double Insulated Tilt Sash Vinyl Windows
- Half Screens & Window Grids Throughout
- Fiberglass Insulated Exterior Door
- Luxurious Satin Nickel Finish Entry Door Hardware w/ Deadbolt
- Doorbell
- Spacious Garage w/ Steel Roll Up Door
- Concrete Driveway, Walkways & Front Porch per plan
- 3'x 3' Rear Concrete Patio or Wood Landing Per Foundation
- Front & Side Yard Landscape Package Includes Sod w/ Automatic Irrigation System
- Rear Yard Landscape Package Includes 30' Cleared, Seeded & Strawed
- 2 Waterproof Exterior Electrical Outlets
- 2 Hose Bibbs
- One Double Exterior Floodlight
- Decorative Mailbox and Post

### INTERIOR FEATURES

- 8' or 9' Ceilings per plan
- Smooth Painted Walls & Ceilings w/ Square Corners
- Sherwin Williams Low VOC Paint
- Window Stool & Apron
- Garage Interior Drywall Sanded & Ready to Paint
- Crown Molding & Chair Rail in Dining Room per plan
- 3 1/4" Baseboard on 1<sup>st</sup> & 2<sup>nd</sup> Floors
- Hand Rail with Pickets on 1<sup>nd</sup> Floor per plan
- Low Wall with Hand Rail on 2<sup>nd</sup> Floor per plan
- Stop-n-Drop per plan
- Satin Nickel Finish or Oil Rubbed Bronze Finish Lighting Package #1
- Overhead Lighting in Every Bedroom
- Luxurious Satin Nickel Finish Door Hardware
- Elite Interior Entry, Passage & Wardrobe Doors
- Slider or Atrium Door per plan
- Hardwood Floor in Foyer
- Congoleum Vinyl Flooring in Kitchen, Baths & Laundry
- Shaw BCF Nylon Carpet w/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
- Garage Door Opener
- GFI Electrical Outlet in Garage
- Smoke Detector in Every Bedroom Hardwired w/ Battery Backup
- Ventilated Wire Shelving
- Attic Access w/ Pull Down Stairs per plan

### KITCHEN/LAUNDRY AREA

- 3cm Granite Countertops in Designer Colors
- 30" Flat Panel Oak or Birch Cabinets w/ Adjustable Shelves
- 10" Double Bowl Stainless Steel Undermount Sink & Moen Single Lever Chrome Faucet
- Choice of White, Black, or Bisque Appliances
- GE 30" Free-Standing Smooth Top Electric Range
- GE Spacemaker Over-the-Range Microwave Oven
- GE Energy Star Build-In Dishwasher
- GE 1/2 Horsepower Continuous Feed Garbage Disposer
- Recessed IceMaker Box & Valve for Refrigerator
- Recessed Dryer Box

### BATHS

- Powder Room w/ Pedestal Sink and Framed Oval Mirror per plan
- Moen Single Lever Chrome Faucets
- Chrome Towel Bars & Paper Holders
- Exhaust Fans
- Full View Mirrors
- Built In Linen Closet per plan
- Master Bath w/ Separate Garden Tub & Separate Fiberglass Shower
- 3cm Granite Countertops in Designer Colors w/ 2 Porcelain Undermount Sinks in Master Bath
- Master Bath Raised Vanity
- Master Bath Enclosed Water Closet Per Plan
- Bath 2 w/ Tub/Shower Combination
- 3cm Granite Countertops in Designer Colors w/ 1 Porcelain Undermount Sink in Bath 2
- Bath 2 Single Vanity

### UNSEEN VALUES

- Ten-Year Structural Warranty
- 13 Seer Electric Heating & Cooling System w/ Damper & Digital Thermostat per plan
- Tankless Gas Water Heater
- 3/4" Thick, Advantech Tongue & Groove Subflooring (Nailed, Glued & Screwed in Place to Cut Down on Squeaks)
- Insulation Package w/ R-30 Valves in Ceiling, R-19 in Floor & R-13 in Walls
- Engineered Roof & Floor Systems

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

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