



Eagles Rest at Lake Murray Garden Homes Builder Included Features

EXTERIOR FEATURES

- Full Brick Exterior Wall
- 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
- Spacious Concrete Patio
- Front Yard Landscape Package Includes Sod w/Shrubs & Tree & Automatic Irrigation w/ Front Yard Maintenance
- Side Yard Landscape Package Includes Seed & Straw
- Rear Yard Landscape Package Includes Up to 30' Cleared, Seeded & Strawed
- Maintenance Free Brick Fence in Rear Yard
- 2 Waterproof Exterior Electrical Outlets
- 2 Hose Bibbs
- One Double Exterior Spotlight
- Decorative Mailbox and Post
- Gutters w/ Downspouts

INTERIOR FEATURES

- Smooth Painted Walls & Ceilings w/ Square Corners
- Sherwin Williams Low VOC Paint
- Window Stool & Apron
- Garage Interior Drywall Sanded & Ready to Paint
- Natural Gas Fireplace w/ Electric Start
- Crown Molding in Dining Room per plan
- 3 1/4" Baseboard on 1st & 2nd Floors
- Solid Wood Stained Banister w/ Painted Wood Pickets per plan
- Satin Nickel Finish or Oil Rubbed Bronze Finish Lighting Package #1
- Overhead Lighting in Every Bedroom
- Luxurious Satin Nickel Finish Single Lever Door Hardware
- Elite Interior Entry, Passage & Wardrobe Doors
- Slider or Atrium Door Per Plan

- Hardwood Floor in Foyer
- Congoleum Vinyl Floor in Kitchen, Baths & Laundry
- Shaw BCF Nylon Carpet w/ 6lb. Pad
- Pre-wire for 2 Cable Outlets, 2 Phone Outlets & 2 Ceiling Fans
- Pre-wire for 1 Cable Outlet, 1 Phone Outlet & 1 Ceiling Fans in Bonus per plan
- Pre-wire for Garage Door Opener
- GFI Electrical Outlet in Garage
- Electrical Outlet for Garage Door Opener
- Pre-wire for Security System
- 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 Ice Maker Box & Valve for Refrigerator
- Recessed Dryer Box

BATHS

- Moen Single Lever Chrome Faucets
- Chrome Towel Bars & Toilet 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
- Master Bath Extended Vanity w/ Knee Space per plan
- Master Bath Enclosed Water Closet Per Plan
- Bath 2 w/ Tub/Shower Combination
- 2cm 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 Gas 1st Floor & Electric 2nd Floor Heating & Cooling System w/ Damper & Digital Thermostat per plan
- Tankless Gas Water Heater
- Insulation Package w/ R-30 Values in Ceiling & R-13 in Walls
- Engineered Roof & Floor System

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

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