



Wellesley Builder Included Features

EXTERIOR FEATURES

- Raised Brick Slab Foundation
- Certaineed Low Maintenance Soffit, Fascia, & Vinyl Siding
- Continuous Ridge & Soffit Venting
- Fiberglass Shingles with 30 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 Carriage Style Roll Up Door
- Concrete Driveway, Walkways & Front Porch per plan
- 10' x 10' Rear Concrete Patio or Wood Landing per foundation
- Front & Side Yard Landscape Package Includes Sod & Landscaping with Irrigation
- 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' Smooth Ceilings per plan
- Smooth Painted Walls & Ceilings with Square Corners
- Sherwin Williams Low VOC Paint
- Window Stool & Apron
- Garage Interior Drywall Sanded & Ready to Paint
- Crown Molding per plan
- 3 ¼" Baseboard on 1st & 2nd Floors
- Low Wall with Hand Rail on 1st & 2nd Floors for Safety 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 Flooring in Foyer
- 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 Room/Loft per plan
- Garage Door Opener
- GFI Electrical Outlet in Garage
- Smoke Detector in Every Bedroom Hardwired with Battery Backup
- Ventilated Wire Shelving for Easy Maintenance

- Attic Access with Pull Down Stairs per plan

KITCHEN/LAUNDRY AREA

- 3 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 & Toilet Paper Holders
- Exhaust Fans
- Full View Mirrors
- Built-In Linen Closet per plan
- Master Bath with Garden Tub/Shower Combination
- 3 cm Granite Countertops in Designer Colors with 1 Porcelain Undermount Sink in Master Bath
- Master Bath Extended Vanity with Knee Space
- Master Bath Enclosed Water Closet per plan
- Bath 2 with Tub/Shower Combination
- 3 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
- 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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