

These included features have been carefully chosen to complement the unique environment of McAdenville Village with all the quality and style you've come to expect from Evans Coghill Homes

## McAdenville Overlake New Home Features

- Elevated Ceilings – 9' Ceilings Main and Upper Levels
- Crawlspace Foundation
- Concrete Driveway

### Kitchen

- Moen Camerist Faucet – Chrome
- Granite (3cm) Tops with Eased Edge Countertop
- Under Mount Double Bowl Stainless Steel Sink (50/50, 60/40 or Single Bowl)
- Water Connection for Refrigerator
- Frigidaire Stainless Steel Appliance Package – Free Standing Smooth Top Self Cleaning Electric Range, Over the Range Microwave, Under Counter Dishwasher
- Recessed Panel Stained Cabinets (36" Upper Cabinets)
- Full Overlay Cabinet Doors
- Door and Drawer Cabinet Hardware
- Kitchen Island with 16" Top Overhang on Seating Side (per plan)
- Choice of Cabinet Color and Granite Material

### Baths

- 35" High Vanities in All Baths
- All Baths: Luxury Vinyl Plank flooring
- Owner's Bath: Tile Surround Shower with Fiberglass Pan
- All Baths: Venetian Marble with Under Mount Oval Sink and 4" Backsplash
- Powder Room: Gerber Logan Petite Pedestal Sink (4" Faucet Spread)
- Guest and Secondary Baths: Bath Craft Fiberglass Tub/Shower Unit or Tile Surround Shower with Fiberglass Pan (Plan dependent)

- Flat Mirror (36") Above Each Sink

### Energy Features

- House Wrap Exterior Walls to Prevent Moisture Intrusion
- MERV 10 Furnace and Air Conditioning Filter for Improved Indoor Air Quality
- Low E Double Pane White Single Hung Windows with Tilt Sash
- Gas Furnace and Air Conditioner
- Zoned, Electronic Damper Controlled Heating and Cooling System with Separate Thermostats for Each Floor
- Full House Sealing and Caulking at all Potential Air Penetration Points
- Programmable Thermostat
- 3<sup>rd</sup> Party Energy Performance Evaluation prior, during and post construction on all homes
- HERS Score Provided on all homes
- Duct Blaster Testing to Minimize Conditioned Air Leakage
- Jumper Ducts at Bedrooms to Equalize Air Flow
- Low Formaldehyde Cabinets

### Exterior

- Fiber Cement Siding with Rot Resistant Trim and Corner Boards
- Vented Fiber Cement Soffit
- Smooth Finish Porch Ceiling – Fiber Cement Board
- Fiberglass Front Door per Plan – Painted per Color Palette
- Garage Door - Single 16' garage door with opener and remote control
- Landscaped Front Yard with Planting Beds and Fescue sodded front yard. Seeded side and rear
- Roofing - Weathered Wood 25 Year Architectural Shingles
- Seamless Gutters and 3" x 4" Down Spouts
- Concrete Driveway ( ) and Front Walk (3' wide)
- Paint Ready Garage Interior Walls and Ceiling

### Structural

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Marketing by Builder Services Inc



- Pull Down Attic Stairs – Per Plan
- Smooth Finish Drywall on Walls and Ceiling – Screwed, Not Nailed with Metal Reinforced Corners
- Whole House Water Shut Off in Convenient Location
- Pressure Treated Wood Front and Back Porch

## Interior

- Flat Wall Paint with Semi – Gloss White Trim
- Interior Color for Wall and Ceiling Selected From Builder Paint
- Ventilated Shelving in all Closets
- Carpeted Stairs with Stained Oak Handrail and Square White Balusters (per plan)
- Luxury Vinyl Plank Floor in Foyer, Kitchen and Powder Rm
- Mohawk Carpet in Family Room, Dining Room, Bedrooms, Flexible Room and Throughout Upper Level with 6# Pad
- Baseboard – 5-1/4" Throughout Home
- Door and Windows – Interior Trim 1x4 Flat Trim Sides with 5/4 x 6 Top Trim.- Clear Windows on Sides and Back.

## Plumbing

- 50 Gallon State Electric Water Heater located in Garage
- Two Exterior Hose Bibs
- Moen Chateau Chrome Lavatory Faucets and Shower Valves
- Gerber Elongated Bowl 1.28 GPF Water Closets

## Laundry

- Washer /Dryer Connections (Electric)
- Ventilated Shelving
- Luxury Vinyl Plank Flooring

## Planning Center (Plan Dependent)

- Pocket Office Space with a Granite Desk Top (3cm) with Eased Edge

## Lighting, Electrical and Communications

- Low Voltage options available for range of customizations
- LED Flush Mount White Lights in Hallways, Kitchen, Stairs, Porches, Walk In Closets and Garage
- Flush Mount Light in Bedrooms
- Decorative Lighting Selected from Professionally Designed Packages
- Hanging Fixture in Dining Room/Breakfast Room
- USB Outlet in Planning Center or Kitchen
- Toggle Switches and Outlets (All White)
- Smoke Detectors – One Per Bedroom and One in Hallways
- Two Weatherproof Outlets – One at Front and Rear Entry
- Electrical Service – 200A Service – Panel Located in Garage (per plan)

## Design Enhancements and Options

- Individual Design Center Appointment with Evans Coghill's Interior Designer to Choose from a large array of Options and Home Enhancements to Personalize Your Home

## Warranty

- Professional Warranty Service (PWSC) Insurance Backed Structural Warranty on Each Home
- Evans Coghill Homes' One Year Warranty
- Termite Bond