

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

### McLean Overlake New Home Features

- Elevated Ceilings – 9' Ceilings Main and Upper Levels
- Two Car Front Entry Garage with white garage doors (Optional 3<sup>rd</sup> Bay)

#### 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)
- Disposer – 1/3 Horsepower Badger
- 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 Maple Stained Cabinets by Norcraft (36" Upper Cabinets)
- Full Overlay Cabinet Doors
- Door and Drawer Cabinet Hardware
- Kitchen Island with 16" Top Overhang on Seating Side (per plan)
- Soft Close Drawers and Doors
- Dove Tail, Full Extension Drawers
- Choice of Cabinet Color and Granite Material

#### Baths

- 35" High Vanities in All Baths
- Owner's Bath: Tile Flooring (American Olean)
- Owner's Bath: Tile Surround Shower with Fiberglass Pan
- Master Bath: Granite (3 cm) Tops with Eased Edge with Under Mount Oval Sinks and 4" Backsplash

- Secondary Baths: Venetian Marble with Under Mount Oval Sink and 4" Backsplash
- Powder Room: Gerber Logan Petite Pedestal Sink (4" Faucet Spread)
- Secondary Baths: Luxury Vinyl Plank Flooring
- Guest and Secondary Baths: Bath Craft Fiberglass Tub/Shower Unit or Tile Surround Shower with Fiberglass Pan (Plan dependent)
- One Towel Bar, One Towel Ring and One TP Holder in each Bath
- Soft Close Drawers and Doors
- Dove Tail, Full Extension Drawers
- 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
- Lennox 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
- Fiberglass R-30 Ceiling Insulation and R-13 Wall Insulation
- Duct Blaster Testing to Minimize Conditioned Air Leakage
- Jumper Ducts at Bedrooms to Equalize Air Flow
- Low Formaldehyde Cabinets

#### Exterior

- Nichiha Fiber Cement Siding with Rot Resistant Trim and Corner Boards
- Vented Fiber Cement Soffit
- Smooth Finish Porch Ceiling – Fiber Cement Board

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- Fiberglass Front Door per Plan – Painted per Color Palette
- Garage Door (8'x8') Steel Raised Panel with Glass and Decorative Hardware (per plan) with Chain Drive Opener and Two Remotes
- Landscaped Front Yard with Planting Beds and Bermuda Sodded Front and Back Yard
- Roofing - Tamko 25 Year Architectural Shingles
- Seamless Gutters and 3" x 4" Down Spouts
- Concrete Driveway (20' wide) and Front Walk (3' wide)
- Paint Ready Garage Interior Walls and Ceiling

#### **Structural**

- 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
- Concrete Front and Rear Porch Floor (Slab Foundations only) Pressure Treated Wood (Crawl Foundation)

#### **Interior**

- Sherwin Williams Builders Solution Flat Wall Paint with Semi – Gloss White Trim
- Interior Color for Wall and Ceiling Selected From Builder Paint Palette (Top 3 Colors on SW Paint Selections)
- Ventilated Shelving in all Closets
- Carpeted Stairs with Stained Oak Handrail and Square White Balusters (per plan)
- Mohawk Luxury Vinyl Plank Floor in Foyer, Kitchen, Drop Zone and Powder Room
- Mohawk Carpet in Family Room, Dining Room, Bedrooms, Flexible Room and Throughout Upper Level with 6# Pad
- Baseboard – 5-1/4" Throughout Home

- Crown Molding – One Piece 5-1/4" Curtis Crown in Foyer, Family Rm, Kitchen, Dining or Breakfast Rm
- Door and Windows – 1x4 Flat Trim Sides with 5/4 x 6 Top Trim. Grill Window Pattern per Plan on Front. 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**

- Communications Hub with 6 Data/Cable/Phone Outlets
- Kichler LED Flush Mount White Lights in Hallways, Kitchen, Stairs, Porches, Walk In Closets and Garage
- Ceiling Fan with Light Kit – Family Room / Master Bedroom / Family Activity Center (if included)
- Flush Mount Light in Secondary 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

