



TALL GRASS FARMHOUSE AMENITIES

Exterior Standard Features

Large Wrap-Around Covered Patio

2 Electrical Outlets

2 Water Spigots

Detached 3 Car Garage prewired for openers

Lap and Batt & Board siding with Brick Wainscotting

Low E Double Pane Pella Windows-Limited Lifetime, transferrable Warranty.
Screens for all operable windows.

Roof-30 Year Composite

Sod Lot (up to 12,000 sq ft)

Irrigation System

Interior Standard Features

Fireplace with Direct Vent

Plumbing Stubs for $\frac{3}{4}$ Bath in Basement

Radon system through roof (less fan)

Certified Energy Rater

Licensed Structural Engineer

Foam & Caulk Seal Package

Quartz Counter Tops in Kitchen

Perimeter, Granite Island

Granite tops in Powder and Master
Hardwood Floors in Living, Kitchen, Dining and Entry
Tile Floors in all Bathrooms, Mudroom and Laundry
Walk-in Master Shower
Free Standing Tub
Generous Walk-In Pantry
Upgraded Stair Carpet
50 Gallon Hot Water Heater
Sump Pump with Drain Tile
Humidifier
Garage Doors 8' Tall, Insulated with Lifetime Warranty
Patio Pre-wired for Speakers
Interior Designer
9' Basement Walls
Concrete Egress Window Well
36" Gas Cook Top
Dishwasher, Oven and Microwave
Cook Top exhaust to Outside
Icemaker Line
Dual Waste Receptacle Built-In
Tile Kitchen Back Splash
Generous Mudroom Bench with Upper Cabinets
All Closets have Extra Added Shelf
Tiled Shower Walls in all bathrooms
Framed Mirrors in Master and Powder Room
All bedrooms and great room wired for ceiling fans

Tile Surround Fireplace with Custom Wood Mantel and Hearth

Pre-wired for Speakers: Kitchen, Great Room and Patio

Pre-Wired for Smart Home Ready

Pre-Wired for Security

Cat 6 wiring to basement and Great Room

All cabinets stain grade