



LINDLEY PARK ESTATES

Revised 10-27-2009

EXTERIOR

- Choice of Designer-Selected Exterior Color Schemes
- Material Specific Exteriors Per Plan
- Wood Frame Construction with 16" On-Center Load Bearing Walls
- Architectural Shingles with 30-year Warranty
- Fiberglass Front Entry Door with Brushed Chrome Handle and Address Numbers
- **OSB Structural** Exterior Sheathing
- Exterior House Wrap
- Single Hung, Double-Paneled Vinyl Windows with 30 Year Warranty
- **Progress Lighting** Roman Bronze Exterior Light Package
- Double Width Driveway from Street to Garage (Some cul-de-sac sites require single width flared to double)
- Seamless Aluminum Gutters & Downspouts Front and Rear of home with Splash Blocks
- Exterior Hose Bibs (2) and Weather-Protected Electrical Outlets (2)
- Stem Wall Slab Foundation with brick to grade
- 120 sq. ft. Concrete Patio
- Walk-out Light at Rear Patio
- Mailbox per Community Guidelines
- Soil treatment for Protection against Termites
- JDHI 1/2/10 Construction Warranty

GARAGE

- Garage Door Opener with 2 remotes
- Steel Garage Door(s) with 10 Year Warranty
- Finished Garage with Sheetrock, Trim and Paint
- Overhead Lighting

LANDSCAPING

- Upgraded Landscape Package, 18 Shrubs & 2 Trees
- Sodded Yard Front
- Seed and Straw Sides and Back Yard (Sod Entire Yard-optional)

INTERIOR

- Open Web Floor Trusses
- Smooth Ceiling Finish, minimum 9' ceilings on Main Level
- Oak Plank Hardwood Flooring in Foyer
- **Progress Lighting** Brushed Chrome Interior Light Package
- Carmel Interior Doors
- Synthetic Wood Window Sills
- Pull Down Stairs for Access to Mechanicals
- Ventilated Vinyl Coated Shelving in Closets and Over Washer & Dryer
- **Armstrong** "Successor" No Wax Vinyl Flooring (Kitchen, Laundry and Full Bathrooms)
- 42" Kitchen Cabinets with 36" Transitions
- Plush Carpeting in Choice of Colors
- 1/2" Rebond Carpet Pad
- (4) **RG6** Television Outlets and (4) **CAT5** Phone Outlets
- Ceiling Fan Pre-Wires per plan in all bedrooms
- Standard Baseboard 5 1/4" tall
- Crown and Neck Mould in Dining Room, Foyer, and Living Rooms
- Chair Rail and Picture Boxes in Dining Room and Foyer
- **Sherwin Williams** Two-Tone Decorator Interior Paint Throughout
- Brushed Chrome Door Hardware



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FIREPLACE

- 36" Direct Vent Fireplace with Gas Logs, Black Granite Surround, Self Igniting-Designer Mantle and Trim (painted white)

MISC.

- HOA Dues estimated at \$40 per month
- Community Pool and Cabana House

KITCHEN

- **Whirlpool** Dishwasher
- **Whirlpool** Smooth Top Range
- **Whirlpool** Built-In Microwave
- **Whirlpool** 1/2 HP Garbage Disposal
- **Moen** "Solara" Pull-Out Faucet
- Corian Level 1 Countertops
- Stainless Steel Kitchen Sink
- Ice Maker Hook-Up

BATHS

- **Moen** "Posi-Temp" Shower and Bath Heads
- **Moen** "Castleby" Chrome Washer-less Faucets in all baths
- Men's Height Vanities
- Separate Tub and tiled Shower @ Master Bath
- Cultured Marble Vanity Tops with Recessed Oval Basins
- Pedestal Sink in Powder Room (per plan)
- Oak Plank Hardwoods in Powder Room
- Elongated Water Saving Commodes

SAFETY AND SECURITY

- Deadbolts on All Exterior Doors by **Schlage**
- Smoke Detectors 1st & 2nd Floor (per code)
- Security System pre-wire (exterior doors and motion sensor)
- GFI-Protected Receptacles in Wet Areas (per code)

ENERGY EFFICIENCY

- 13 SEER AC with Natural Gas Heat
- Dual Zone Climate Control or Automatic Damper Control Systems for Proper Heating and Cooling Distribution on Two Story Homes
- 50-Gallon Electric Water Heater
- Energy Efficient Insulation – Upgrade packages available
- Continuous Soffit and Attic Ridge Vents

(Subject to Change Without Prior Notice)

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