

The Village at Sycamore

Neighborhood Specifications

EXTERIOR FEATURES

- Architecturally coordinated fiber cement siding with stone or brick accents
- Brick crawl space foundation
- Quality 30 year architectural roof shingles and metal accent roofing (per plan)
- Kwikset deadbolts on all exterior doors with handleset on front door in your choice of brushed nickel or oil rubbed bronze
- Screened patio, sized per plan
- Professional landscaping package includes fully sodded yards with irrigation
- Two all weather receptacle outlets and two exterior water faucets
- Spacious 2 car garage with 8 foot high garage doors and automatic garage door opener with keyless entry
- Stylish seamless gutters and downspouts on front and rear of home
- Honeywell's Total Connect Remote Services with security system to include one key pad, one motion detector and contact sensors on all entry doors.
- Finished, painted and trimmed interior walls and ceilings in garage
- Front yard tree lights and paver driveway apron accents
- Custom neighborhood mailbox
- Single hung low-E vinyl windows with tilt-out bottom sashes, and half screens
- Two floodlights at rear corners and two exterior carriage lights
- Borate wood pretreatment and TAEXX in-wall pest control system from HomeTeam Pest Defense®

INTERIOR FEATURES*

- Honeywell® Total Connect System: Includes digital locks, garage door controls, remote energy management and remote monitoring
- Attic pull down stairs with Attic-Ease Pull system
- Crown moulding and wainscoting in dining room
- 5 1/4" upgraded baseboard ■ 3 1/4" trim moulding
- Hand encased windows with stool and apron
- USB charging station in kitchen
- Level 1 engineered hardwood flooring in foyer, dining, powder, great room, kitchen, breakfast nook and hallways (per plan)
- Level 1 luxurious carpet
- 9' ceilings first floor with smooth white finish
- Choice of interior wall color and dining room accent color
- Trey or coffered ceiling in dining room with crown moulding and wainscoting
- Trey ceiling in owners suite with crown moulding (per plan)
- Vaulted ceilings in secondary bedrooms (per plan)
- Ceiling fans with light kit in family room and owners suite
- Ceiling fan prewires in all secondary bedrooms and bonus room
- 8 foot tall, two-panel arched interior decorative doors on main level
- Cable outlets in all bedrooms, family and bonus room. 2 phone jacks
- 32" gas fireplace with logs, tile hearth and surround with custom wood mantle
- Electric washer and dryer connection with ventilated shelving
- Patio door leading to rear porch (per plan)
- Level 1 ceramic tile in laundry room
- 1 piece crown moulding on main level except bedrooms
- Recessed media box over fireplace includes electrical, cable connection and conduit
- Chrome, brushed nickel or oil rubbed bronze lighting package
- Brushed nickel or oil rubbed bronze interior door hardware
- Open railing with stained newel post and stained handrail with wood or iron balusters on main level per plan
- Ventilated closet shelving

* Selection opportunity determined by stage of completion.

DESIGNER KITCHEN

- Gourmet kitchen with Kenmore stainless steel gas cooktop with pot filler, wall oven, dishwasher, microwave and exterior vented rangehood
- Brushed nickel or oil rubbed bronze single lever kitchen faucet with sprayer
- 1/3 horsepower garbage disposal ■ Recessed ice maker plumbing line
- Hands-free pantry light with ventilated shelving
- Ventilated pantry and closet shelving
- 36 inch Maple, flat-panel, cascading design cabinetry with crown moulding
- Cabinet over fridge with your choice of knobs
- Under cabinet lighting ■ Soft close drawers
- Level 1 ceramic tile backsplash with deco accent
- Level 1 Granite countertops with 8" stainless steel 50/50 double bowl sink
- Recessed lighting package (per plan) ■ Pull out trash can (per plan)

BATHROOM FEATURES

- Executive owners bath with soaking tub and separate level 1 tile shower with framed glass door
- Level 1 ceramic tile floors in all baths ■ Elongated toilets in all baths
- Recessed can light over all tubs and showers
- 8 inch Delta faucets in your choice of chrome, brushed nickel or oil rubbed bronze
- Adult height owner's bath vanity with cultured marble countertop
- Pedestal sink in half bath with oval accent mirror

ENERGY SAVING FEATURES

- R-values of R-30 in ceilings and R-13 in walls
- Energy efficient low-E grade windows
- 200 amp electrical service
- Honeywell® digital programmable thermostat
- Trane® energy efficient heat pump
- Continuous ridge ventilated roof system
- 50 gallon energy efficient gas hot water heater
- 14 seer HVAC electric heat and AC with programmable thermostats connected to Honeywell's Total Connect Remote Services

WE STAND BEHIND IT® WARRANTY

- 300 point quality assurance program
- 2-10 homebuyers warranty
 - 1-year materials and workmanship warranty
 - 2-year systems warranty
 - 10-year structural warranty
- Online service requests ■ New home orientation
- Pre-construction and predrywall conferences



SCHOOLS

- Alma Eason & Vanstory Hills Elementary
- Max Abbott Middle
- Terry Sanford Senior High

UTILITIES

- Water: PWC
- Sewer: PWC
- Electric: Progress Energy
- Gas: Piedmont Natural Gas



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Note: Builder reserves the right to make product or material substitutions when necessary without notice. Specifications may vary per plan and per community. Updated July 2015.