

# Cypress Lakes Village

## Neighborhood Specifications

### EXTERIOR FEATURES

- **Superior James Hardie brand fiber cement siding**
- House wrap
- Brick crawl space
- **TAEXX in-wall pest control system**
- **30 year architectural shingles**
- Custom neighborhood mailbox
- Quikset® deadbolts on all exterior doors
- Concrete driveway and front walk with decorative border
- Stone appointed exterior accents (per plan)
- Large deck or stamped concrete patio
- Professional landscaping package includes foundation plantings at front and sod in front and rear lawn areas
- Two exterior hose bibs and electrical receptacles
- Raised panel fiberglass insulated front doors
- Single hung low-E vinyl windows with tilt out bottom sashes, half screens and grids
- Spacious garage with automatic garage door opener
- **Keyless garage entry**
- Two floodlights at rear corners
- **Stylish gutters on front AND rear of home**
- Security system: One keypad, one motion detector and contact sensors on all entry doors
- Borate wood pretreatment from HomeTeam Pest Defense®

### INTERIOR FEATURES\*

- Premium laminate flooring in foyer (per plan)
- Luxurious carpet with choice of selected color
- 9' ceilings downstairs
- **Upgraded smooth finish on all ceilings including garage**
- Trey ceiling in the dining room (per plan)
- Trey ceiling in master bedroom
- Vaulted ceilings in smaller bedrooms (per plan)
- Attic pull down stairs
- Crown moulding and wainscoting in dining room
- 2 1/4" trim molding around doors and windows
- 5 1/4" upgraded baseboard
- Ceiling fans in family room and owner's suite
- **Ceiling fan prewires in all bedrooms**
- Wood encased windows with extended jams
- Electrical outlets (per plan)
- **USB charging station in kitchen**
- Phone jacks and cable outlets (per plan)
- 32" maintenance free electric fireplace with logs with tile hearth and surround and 3 piece custom wood mantel

### SCHOOLS

- Gallberry Elementary
- Gray's Creek Middle
- Gray's Creek Senior High

### UTILITIES

- Water: PWC
- Sewer: PWC
- Electric: Progress Energy

### DESIGNER KITCHEN

- Upgraded stainless steel appliance package: smooth top self-cleaning electric range, over the range microwave, energy star dishwasher
- Ceramic tile or laminate hardwood floor (per plan)
- **Brushed nickel or oil rubbed bronze** single lever kitchen faucet with sprayer
- Ceramic tile backsplash
- 1/3 horsepower garbage disposal
- **Hands-free pantry light**
- Ventilated pantry and closet shelving
- Tiered kitchen cabinets with crown molding
- **Granite countertops** in designer finishes with 8" stainless steel sink

### BATHROOM FEATURES

- Garden tub with ceramic tile surround in owner's suite
- Separate shower with shower door in owner's suite
- **Elongated toilets in all baths**
- Adult height master vanity with cultured marble countertop
- Dual vanity sinks in owner's suite
- **Satin nickel or oil rubbed bronze fixtures** and accessories
- Pedestal sink in half bath with oval accent mirror
- Ceramic tile floor

### 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**
- Ceiling fans in family room and owner's suite
- Trane® energy efficient heat pump
- Continuous ridge ventilated roof system
- 50 gallon energy efficient hot water heater
- 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
- Pre-construction conference
- New home orientation

\* Selection opportunity determined by stage of completion.



Note: Builder reserves the right to make product or material substitutions when necessary without notice. Specifications may vary per plan and per community. Updated March 2014.