

# Standard Features

## INTERIOR FEATURES

- 9 ft ceilings on First Floor
- Drywall Knockdown Finish on Walls
- Finish w/Rounded Corners (Smooth Walls in Bathrooms)
- 4 Paint Colors to Choose From
- White High Gloss Paint on Trim and Doors
- Step Ceilings, Crown Molding and Chair Railing in Dining Room (per plan)
- Step or Pan Ceiling in Main Bedroom (per plan)
- Fireplace: Gas Direct Vent w/Glass Enclosure, Tile Surround, Custom Mantel
- Upgraded Carpet and Pad in Living Areas & Bedroom
- Maple Wood Cabinets with Hardware in Kitchen - several colors & styles to choose from
- Two Panel Smooth Interior Doors
- Brushed Nickel Hardware
- Vinyl coated Ventilated Shelving in All Closets & Pantry (per plan)
- LVP flooring in the family room, foyer, any walkways & closets off foyer ,dining room, kitchen, laundry room, secondary baths
- Pre-Wire for Ceiling Fans in Bedrooms (fan standard in Main Bedroom and Family Room)
- Switched Light in Attic
- Pre-Wire for one 220V or 110V Dedicated Circuit in Garage
- Belt Driven Garage Door Opener with 2 Remotes. WiFi Compatible
- Recessed Lights over all Tubs
- Smart box with wiring includes 2 HDMI cables 1 in family room 1 in owners bedroom
- Cat6 Drops (5 included)
- Knockdown Painted Garage Walls

## EXTERIOR FEATURES

- Premium Beaded Vinyl Siding
- Raised Solid Foundation w/full Brick skirt
- 30 Year Architectural Roof Shingles
- Insulated Steel Garage Door
- Sidewalk to Garage Personal Door

- 6 Panel Front Door w/sidelights (per plan)
- Two Exterior Weatherproof Outlets
- Covered Front Porches on Select Models

## KITCHEN AND BATH FEATURES

- Choice of Select Level 1 Granite Kitchen Countertops
- Stained Maple Wood Raised Panel Cabinets with Nickel Hardware in Kitchen
- Stainless Steel Double Bowl Undermount Sink w/ Spray Attachment with Delta Faucet in Chrome
- Upgraded Frigidaire Appliance Package to include:
  - Gas Cook Top
  - Range Hood
  - Dishwasher
  - Built-In Microwave & Oven
  - Garbage Disposal
- Owners Bath
  - Full tile shower
  - Free Standing tub
  - Ceramic tile in Main Bath Floor
- Elongated Bowl Toilets in Bathrooms
- Adult Height Tall Main Bath Vanity w/Granite Top
- Level 1 Granite in all Baths

## ENERGY SAVING FEATURES

- Water Hose Connection Front & Rear
- White Vinyl Single Hung Insulated Low E Tilt Windows
- Professionally Landscaped and Sodded Front Yard
- 12'x16' Concrete Patio
- Vinyl Wrap All Exterior Cornice
- Natural Gas Heating, Fireplace, Water Heater
- Digital Thermostat
- Thermostatic Control Attic Fan
- Insulation R-15 Walls, R-38 Ceilings, R-4 Slab
- Exterior Walls with House Wrap
- Insulated Low E Windows, Exterior Doors, & Garage Door
- Smoke Detectors in All Bedrooms
- Builder Warranty Plans



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GrafConstruction.net



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The information in this document is deemed to be accurate but not warranted. Minor room size variations and reversed floorplans are subject of field conditions. Prices and specifications are based on the latest possible information available at time of publication approval. Renderings or floor plans depicted may show additional options. Builder reserves the right to make changes at any time without notice in specifications, prices, material, colors, equipment, and models.



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## THE HAWTHORNE

- 5 Bedrooms
- 3 Bathrooms
- 2639 SF
- Main Suite with 2 Walk-in Closets
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package
- Professionally Landscaped and Sodded Front Yard
- Natural Gas Heating, Fireplace & Water Heater

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# THE HAWTHORNE

- 5 Bedrooms
- 3 Bathrooms
- 2639 SF
- Main Suite with 2 Walk-in Closets
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package



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## THE POPLAR

- 4 Bedrooms
- 2 ½ Bathrooms
- 2360 SF
- Main Suite with 2 Walk-in Closets
- Covered Front Porch
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package
- Professionally Landscaped and Sodded Front Yard
- Natural Gas Heating, Fireplace & Water Heater

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# THE POPLAR

- 4 Bedrooms
- 2 ½ Bathrooms
- 2360 SF
- Main Suite with 2 Walk-in Closets
- Covered Front Porch
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package



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## THE REDWOOD

- 4 Bedrooms
- 3 Bathrooms
- 2300 SF
- Main Suite with Walk-in Closet
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package
- Professionally Landscaped and Sodded Front Yard
- Natural Gas Heating, Fireplace & Water Heater

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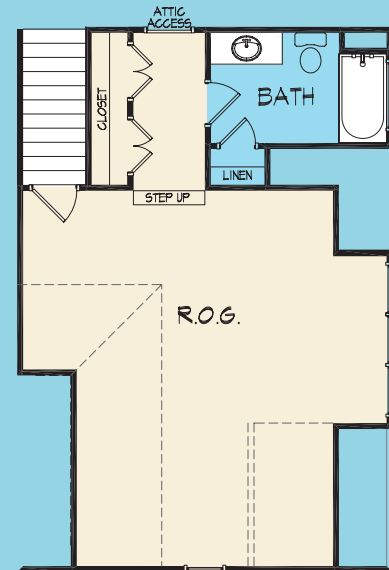


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# THE REDWOOD



- 4 Bedrooms
- 3 Bathrooms
- 2300 SF
- Main Suite with Walk-in Closet
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package



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## THE SYCAMORE

- 5 Bedrooms
- 3 Bathrooms
- 2800 SF
- Main Suite with Walk-in Closet
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package
- Professionally Landscaped and Sodded Front Yard
- Natural Gas Heating, Fireplace & Water Heater

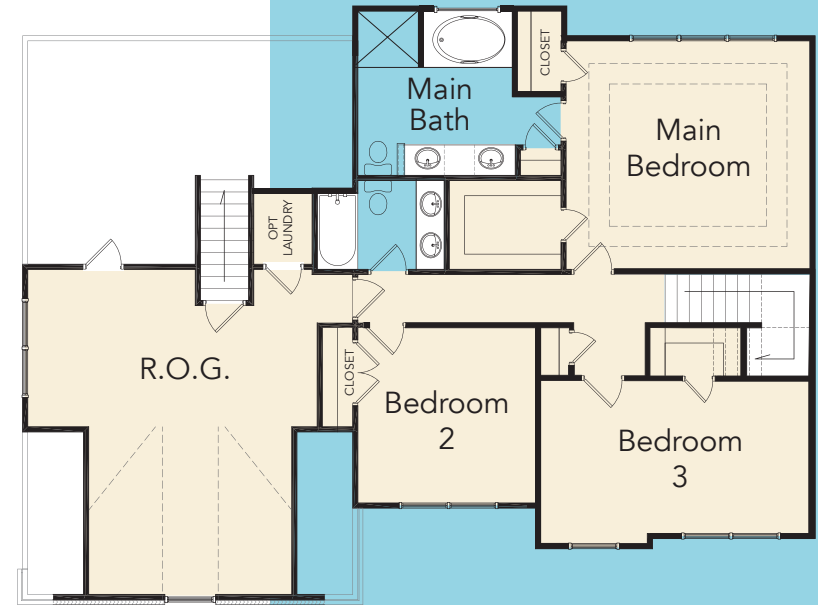
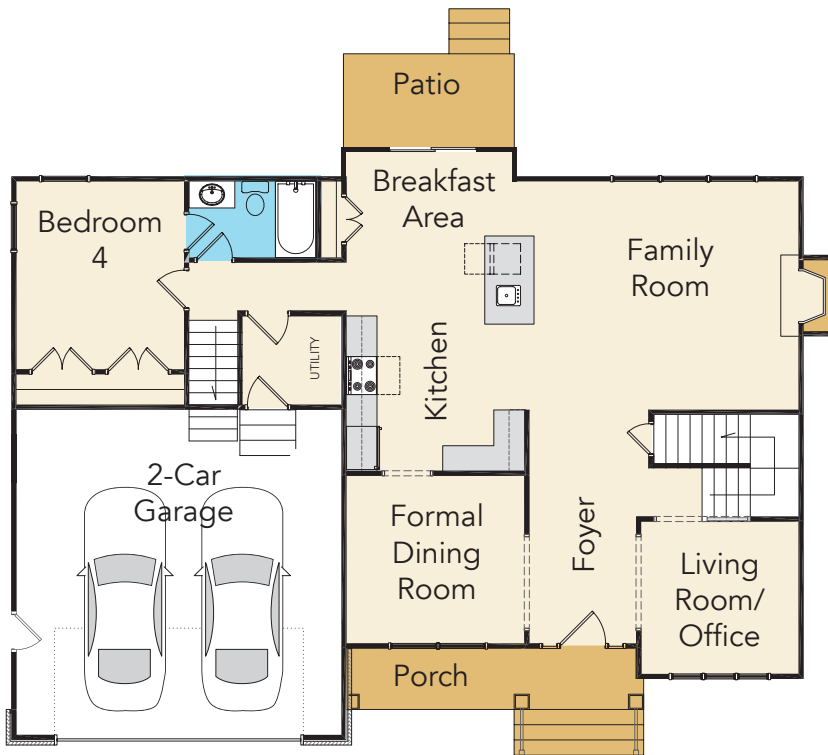
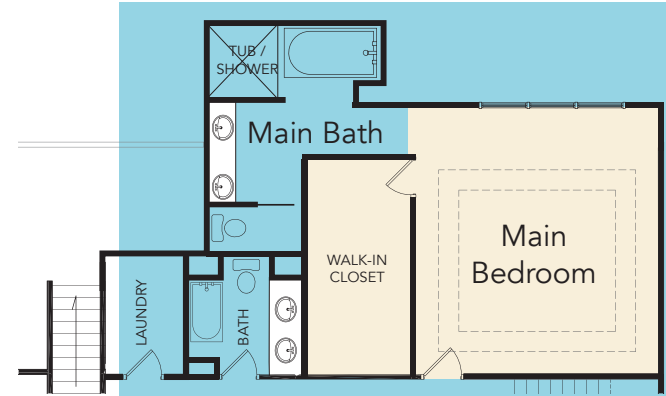
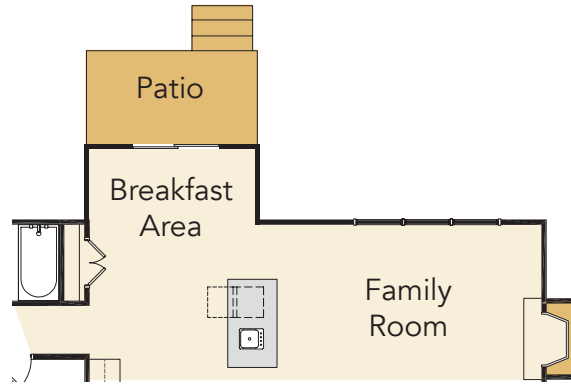
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# THE SYCAMORE

- 5 Bedrooms, 3 Bathrooms
- 2800 SF / 3200 SF with 6' Bump Out
- Main Suite with Walk-in Closet
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package



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## THE WILLOW

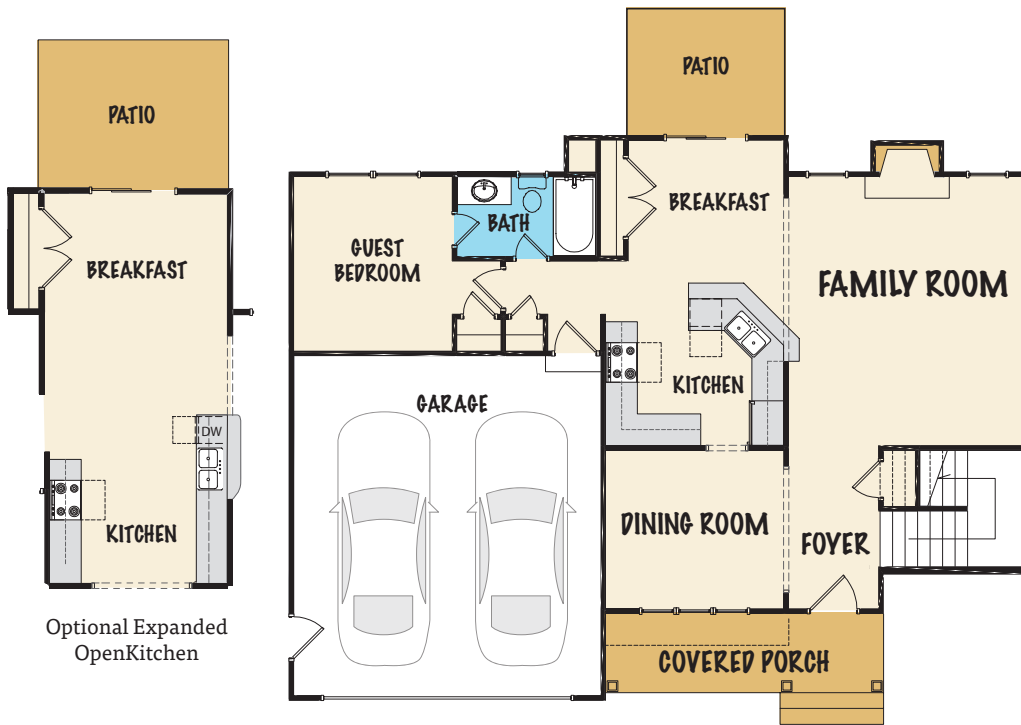
- 5 Bedrooms
- 3 Bathrooms
- 2440 SF
- Main Suite with Walk-in Closet and Sitting Room
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package
- Professionally Landscaped and Sodded Front Yard
- Natural Gas Heating, Fireplace & Water Heater

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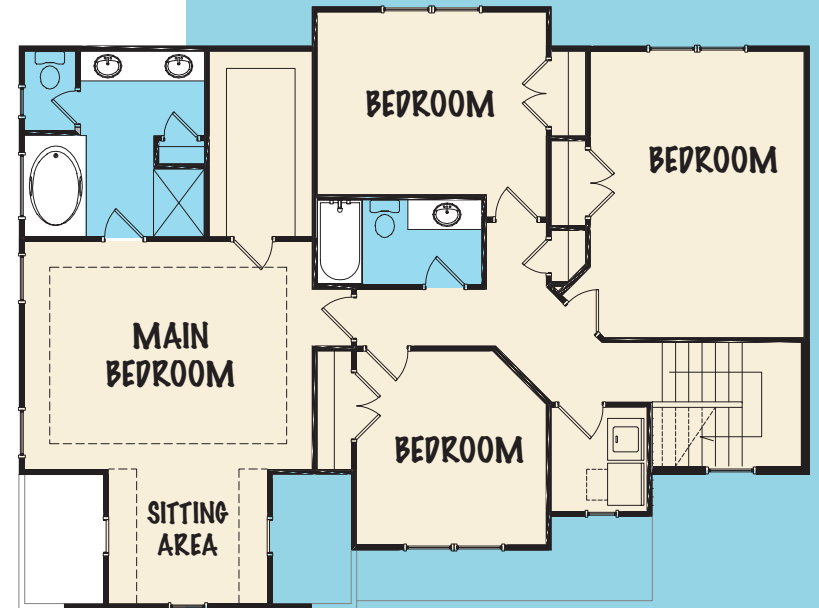


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Optional Expanded  
OpenKitchen



## THE WILLOW

- 5 Bedrooms
- 3 Bathrooms
- 2440 SF
- Main Suite with Walk-in Closet and Sitting Room
- Covered Front Porch; Rear Patio
- Maple Kitchen Cabinets with Hardware
- Custom Kitchen Appliance Package