



CARRHOMES CUSTOM BUILD

Included Features for Colonial Series

Interior Features

- 4 Bedrooms with 3.5 – 4.5 Baths (per plan)
- 9'–11' Ceilings on First Floor (per plan)
- 9' Basement Walls
- Grand Two Story Foyer (per plan)
- Six-Panel Interior Doors
- Satin Chrome Door Hardware
- Decorator Brushed Nickel Light Fixtures and Recessed Lighting in Kitchen and Halls
- Hardwood Flooring in Foyer, Gallery, Powder Room, Kitchen and Breakfast Room
- Ceramic Tile Flooring in Laundry Room
- Wall-to-Wall Carpet and Padding Throughout Rest of Home
- Oak Main Stairs and Oak Railing with Painted Balusters
- Oak Stairs with Oak Railing to Lower Level (per plan)
- Walk-In Closets in Owner's Bedroom
- Three-Piece Crown Molding in Foyer, Library, Living Room and Dining Room
- Two-Piece Chair Rail in Dining Room
- Custom Shadow Box Moldings in Main Stairwell
- Coffered Ceilings in Owner's Bedroom with Crown Molding
- Coffered Ceilings in Owner's Bathroom (per plan)
- Gas Fireplace in Family Room with Marble Surround, Hearth and Colonial Mantle
- Structured Wiring Package with Four Advanced Media Outlets
- Humidifier
- Two-Tone Interior Paint
- Ceiling Fan Pre-Wire in Great Room and Owner's Bedroom
- Wood Composite Shelving in Pantries and Closets

Exterior Features

- Two Car Front Entry Garage
- Brick Front (per plan)
- Brick Stoop, Steps and Leadwalk
- 6 ½ Inch Beaded Vinyl Siding
- Front and Rear Water Spigots
- Front and Rear Waterproof Exterior Electrical Outlets
- Six-Panel Insulated Fiberglass Front Door
- Raised Panel Insulated Steel Garage Entry Door with Remote Openers and Exterior Keypad
- Door Chime
- Pre-Finished, Seamless Aluminum Gutters and Downspouts
- 30-Year Fiberglass Architectural Shingles
- Black Textured Coach Lamps (per plan)
- Finished Garage with Drywall, Paint, and Window Trim

Kitchen Features

- 42" Kitchen Wall Cabinets
- GE Stainless Steel Appliances
 - 25 cu. ft. Side By Side Refrigerator
 - 30" Built-In Double Wall Ovens
 - Built-In Dishwasher
 - 36" Five Burner Cooktop
 - Spacesaver Microwave
- Granite Kitchen Countertops
- Undermount Stainless Steel Double Bowl Sink with Polished Chrome Kohler Faucet
- Waste Disposer
- Walk-In Pantry

Bathroom Features

- 12x12 Ceramic Floor Tile with 8x10 Ceramic Wall Tile in Owner's Bath
- Oversized Soaking Tub and Separate Shower with Shower Seat in Owner's Bath
- His and Hers 36" Tall Vanities in Owner's Bath
- 12x12 Ceramic Tile Floors in All Secondary Baths
- Cultured Marble Vanity Tops in All Baths
- Polished Chrome Faucets and Accessories in All Baths
- Medicine Cabinets in All Full Baths
- Kohler Faucets and Water Controls in All Baths
- Pedestal Sink with Decorator Mirror in Powder Room
- Elongated Toilets in All Baths

Superior Energy Saving and Special Features

- Housewrap Infiltration Barrier
- Two Zone Heating on First Floor/Basement and Second Floor
- 15 SEER Furnace or Heat Pump for Second Floor Heating
- Central Electric Air Conditioning at Both Zones
- 15 SEER Central Electric Air Conditioning on Both Levels
- High Efficiency, 75-Gallon Quick Recovery Gas Hot Water Heater
- Vinyl Single Hung Windows with Tilt-In Sashes, Insulated Low-E Glass, Integral Architectural Contour Grills and Screens
- R-60 Attic Insulation
- R-15 Exterior Wall Insulation
- R-13 Basement Wall Insulation
- R-38 Floor Insulation Over Unheated Areas
- Thermal Envelope Sealing
- Series-Wired Electric Smoke Detectors on Each Level and in Each Bedroom with Battery Back-Up
- Carbon Monoxide Detectors on All Finished Levels
- Programmable Thermostat on Main Level

Warranty and Inspection Features

- Homebuilder Warranty
- Pre-Drywall Inspection
- Pre-Settlement Orientation/Inspection
- Home Energy Efficiency Rating Inspection

Due to continuing changes in product, building codes and available materials, CarrHomes Custom Build, LLC reserves the right to incorporate new and improved design features at any time without notice or to use equivalent materials.

(7/25/2023)