

Morning Sun Farms

Included Features*

ENGINEERED ENERGY

SAVING FEATURES

- Energy Star qualified
- Dual pane high performance Vinyl Low E windows
- High efficiency 14 seer rated ground mounted electric heat pump for heating and cooling
- R-38 ceiling insulation over livable areas
- R-19 composite wall assembly in livable areas
- Electric water heater
- Mastic sealed HVAC ductwork
- Air balance transfer ducts at all bedrooms for comfort
- Weather stripping or caulking around all exterior openings
- Radiant roof barrier
- Fresh air system for health & safety

INTERIOR ENERGY SAVING FEATURES

- Energy Saving - Honeywell FOCUSPRO™ 6000 programmable digital thermostats
- Energy Saving - GE EnergySmart™ Compact Fluorescent Light Bulbs
- Energy Saving - Whirlpool Energy Star® dishwasher
- Water and Energy Conservation - Moen's water-saving shower heads & lavatory faucets
- Superior Air Quality – Frazee paint with low Volatile Organic Compounds
- Superior Air Quality – Shaw carpet with low Volatile Organic Compounds
- Superior Air Quality - Merv-8 air filters
- Home Energy Monitor

UNIQUE FEATURES

- A variety of thoughtfully designed floor plans and exteriors
- Pre-wired for two telephones, 2 ceiling fan outlets, 2 cable television and pre-wire for double bay garage door opener
- Underground utilities
- Block fences for privacy with a wrought iron and cedar gate enclosing rear yard for privacy and security
- 200 amp electrical service / Copper wiring (110 volt circuits)

UNIQUE FEATURES CONTINUED

- Aquapex Plumbing
- GFI outlets in baths, kitchen, bedrooms and garage for safety
- Front yard landscape package
- Nine year insurance-backed home warranty with Professional Warranty Service Corporation

DISTINCTIVE EXTERIORS

- Choice of 12 exterior color combinations
- Decorative long life concrete tile roof
- Covered entryway
- Six panel entry door with elegant hardware and security deadbolt lock
- Concrete driveway and entry walk
- Hose bibs – front and rear
- Full stucco application on all sides
- Insulated garage door
- Weatherproof GFI receptacle at front porch and rear of home

IMPRESSIVE INTERIORS

- Quality wall-to-wall carpeting
- Rounded drywall corners with random skip trowel texture
- Designer vinyl flooring in all wet areas
- Convenient interior laundry area
- Smoke detectors installed for safety
- Polished Kwikset chrome interior door hardware
- Satin Chrome exterior door hardware
- Rocker light switches
- 9 ft Ceilings first floor (per plan)

BATHROOM FEATURES

- Fiberglass tub/shower combination
- Wilsonart white laminate countertops and white sinks
- Bath accessories in chrome finish
- Moen plumbing bath fixtures in chrome finish
- Pedestal sink in powder room (per plan)

SPACIOUS LUXURIOUS OWNER SUITES

- Walk-in closet with pole wardrobe (per plan)
- Mirrored medicine cabinets
- Wilsonart white laminate countertops and white sinks

GOURMET KITCHENS

- Distinctive flat panel Oak cabinetry
- Whirlpool self cleaning oven with vented hood exhaust system
- Whirlpool Energy Star® automatic dishwasher
- Easy to clean laminate countertops
- Dual basin stainless steel sink
- Moen single lever chrome faucet with sprayer
- Florescent Lighting
- Pre-wired for microwave

OPTIONAL EXTRAS YOU MAY CHOOSE TO INDIVIDUALIZE YOUR HOME

- Upgraded cabinetry, appliances and flooring
- Additional ceiling fan outlets
- Decorative fireplace
- Microwave oven
- Garage door opener
- Decorative six panel interior doors
- Upgraded cast iron tub with marble surround
- Kitchen island (per plan)
- Covered and extended covered patios
- Semi-gloss paint at kitchen & bathrooms
- Finished garage

*prices and features subject to change without notice