



PARK AT MORNING SUN FARMS

Included Features

ENGINEERED ENERGY

SAVING FEATURES

- Dual pane high performance Low E windows
- High efficiency 13-seer ground mounted electric heat pump for heating and cooling
- R-38 ceiling insulation over livable areas
- R-19 composite rated sidewalls on livable areas
- Electric 50 gallon hot water heater
- Mastic sealed HVAC ductwork
- Air balance transfer duct at owner's bedroom for comfort
- Weather stripping or caulking around all exterior openings
- Insulated self-sealing front door
- Fresh Air System for health and safety

e-SMART 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 – Monarch paint with low Volatile Organic Compounds
- Superior Air Quality – Shaw carpet with low Volatile Organic Compounds
- Superior Air Quality - Merv-8 air filters
- DuraPerm™ low-maintenance materials plus fiber cement siding
- Home Energy Monitor

UNIQUE FEATURES

- Pre-wired for two telephones, 2 ceiling fan outlets, 2 cable television and pre-wire for double bay garage door opener
- Colored block fences with a wrought iron and cedar gate enclosing rear yard for privacy and security

UNIQUE FEATURES CONTINUED

- 200 Amp electrical service/Copper wiring (110 volt circuits)
- Aquapex Plumbing
- GFI outlets in baths, kitchen, bedrooms and garage for safety
- Front yard landscape package with automatic drip system
- 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
- Eight panel finished garage door
- Weatherproof GFI receptacle at front porch and rear of home
- Covered patios with stucco columns

IMPRESSIVE INTERIORS

- Quality wall-to-wall carpeting
- Rounded drywall corners with skip trowel texture
- Designer "Mannington Vega II" vinyl flooring in wet areas
- Convenient interior laundry area
- Smoke and CO detectors installed for safety
- Chrome interior door hardware
- Decorative rocker light switches

DESIGNER BATHROOMS

- Fiberglass tile embossed tub/shower combination
- Cultured marble bath vanities with recessed bowl
- Moen bath fixtures in chrome finish
- Pedestal sink in powder room (per plan)

SPACIOUS LUXURIOUS OWNER SUITES

- Walk-in closet with dual pole wardrobe (per plan)
- Mirrored medicine cabinets
- Expansive plate glass mirror
- Cultured marble bath vanities with recessed bowl

GOURMET KITCHENS

- Distinctive cabinetry
- Whirlpool conventional range/oven with vented hood exhaust system
- Whirlpool Energy Star® automatic dishwasher
- Easy to clean laminate countertops
- Dual basin stainless steel sink
- Food waste disposer unit
- Moen single lever chrome faucet
- Fluorescent lighting
- Pre-plumbed for icemaker
- 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 or garage door windows
- Dramatic vaulted ceiling with plant shelves (per plan)
- Additional owner's bathroom sink
- Decorative 6 panel interiors doors
- Upgraded steel tub with marble surrounds
- Mirrored closet doors

SMARTDESIGN OPTIONS

- Chef's dream kitchen
- Laundry center (per plan)
- Cleaning center (per plan)
- Home management center (per plan)
- Kitchen organizer (spice racks, towel bars, cutlery tray) (per plan)

*Prices and features subject to change without notice



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