

The Stateside Collection

South Avalon Estates

Exceptional Exterior Design

12" Overhangs front and rear of house (per plan)
Double 5" Straight lap maintenance-free vinyl siding
Vinyl shake accent siding (per plan)
Seamless gutters with downspouts and fiberglass splash blocks
2 exterior GFI electrical receptacles
Steel exterior door at garage entry
Double pane, single hung, tilt-in windows with thermal break glass & screens
Window grids on front of home
Community specific mailboxes
6 panel exterior front entry door
5' sliding glass door or 2'8" full-view patio door (per plan)
Brick & Stone elevations (per plan)
Fiberglass Shingles
Attractive exterior front door hardware
3x3 Stoop
LP Smart soffit and trim painted

Landscaping

Shrubs and tree in front yard
Sodded front and side yards
Seeded rear yards

Appliances

Whirlpool range and range hood
Whirlpool dishwasher

Cabinets

Level 1 Aristokraft cabinets in kitchen and bath
Kitchen island (per plan)

Outstanding Interior Design Features

Smooth walls and "Stomp" textured ceiling
3 1/4" base and 2 1/4" door and window casing
6-panel interior doors
Plush, stain-resistant carpet with Rebond pad
Durable Armstrong vinyl flooring at Entry, Kitchen, Breakfast, Laundry, and all Baths
Ventilated closet shelving
3 phones and 2 cables
Nickel door hardware and hinges
Front doorbell and chime
Nickel interior lighting package
Bronze exterior lighting package
Built-in Pantry (per plan)
Porter flat finish designer paint on interior walls and ceiling
Acrylic gloss finish on interior trim and doors
Railing and balusters from 1st floor to landing
Cased windows with wood sills

Community Specific Features

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Stateside collection features
Yard-post light
Finished 2 Car Garage (Cypress only)
Steel raised-panel overhead garage door
80% Efficient gas furnace with 50 gallon gas water heater
Grid windows sides and rear

Spacious Baths

Vikrell tub and showers by Sterling
Polished-edge mirrors
Anti-scald pressure balanced tub/shower faucets
Water-saver toilets
Exhaust fans in all baths
Roomy linen closets (per plan)
Towel bar and toilet paper holder in each bathroom
Pedestal sink and oval mirror in powder room (per plan)
Single-bowl vanity and separate tub and shower with glass door in master bath (per plan)
Plate glass 42" tall mirrors above full bath vanities

Mechanical System and Energy Saving Features

220v outlets for dryer and electric range
Safety ground-fault GFI electric circuits in bath, garage, kitchen and exteriors
Central air conditioning
HVAC featuring Goodman equipment engineered to specific home design
2 Frost-proof exterior hose bibb
110v smoke detectors with battery backup on each level and in each bedroom
Dusk to dawn coach lights
Garage door opener rough-in

Plumbing

In-Sink-Erator Badger garbage disposal
Stainless steel kitchen sink
Moen faucets
Non-corrosive PVC drain pipes and PEX water supply piping
Icemaker rough-in

Countertops

Laminate countertops with integrated backsplash in kitchen
Cultured marble vanity countertops

Construction Quality You Can Count On

Concrete drive, walks, and porch
R-38 flat ceiling insulation
I-joist floor system
10-year structural warranty program
Kiln-dried framing
Sealed-barrier house wrap
Dead bolts at front and rear doors
7/16" OSB roof sheathing
7/16" OSB wall sheathing
Tongue and groove OSB floor decking nailed and glued in place
Continuous ridge vent attic system with soffit vents
9' first floor ceilings
Total exterior wall value of R-19
Sanded and screwed-off subfloor decking and screwed-off interior partitions

E Smart Green Energy Features

Honeywell digital programmable thermostats
Compact Fluorescent lighting
Merv 8 Media Furnace Filter
Faucet flow aerators
Native Landscaping
Air Barrier / Sealing
CO Detectors
Low-E windows and door glass
Energy Monitor