



## ST. JAMES CROSSING INCLUDED FEATURES

### **DISTINGUISHING EXTERIOR FEATURES**

- Fully-Sodded Home site w/Landscape Package
- Sprinkler System
- Paneled Steel Garage Door
- Concrete Masonry Construction w/Textured Exterior
- Certainteed Algae Resistant Shingles w/25-Yr. Warranty
- Anti-Termite Treatment
- Distinctive Insulated Steel Entrance Door
- Two-Car Driveway
- 2 Hose Bibs, Both Sides of Home
- Covered Patio – Lanai w/Screen (per plan)
- 2 Recessed Can lights in Patio-Lanai (per plan)
- Continuous Vented Vinyl Soffits
- Stem Wall Foundation
- Fiber Re-Enforced Concrete Slab, 2500 PSI Rating
- Maintenance-Free Aluminum Fascia
- Pittsburgh Paints Exterior Finishes

### **ENERGY-SAVING ELECTRICAL FEATURES**

- 14 SEER Lennox Energy-Efficient Heat Pump
- Programmable Thermostat
- Rapid Recovery 40-Gallon Water Heater
- R-30 Insulation in Living Area Ceilings
- R-4.2 FI-Foil Exterior Masonry Walls
- R-11 Batts On Frame Walls Between House & Garage
- Underground Utilities
- Telephone Pre-wires (2 per plan)
- Cable Pre-wires (2 per plan)
- Double Switch Ceiling Fan Pre-wires (2 per plan)
- Smoke and Carbon Monoxide Alarms
- Garage Door Opener with Two Remote Controls
- 2 Exterior GFI Outlets
- Progress Lighting Fixtures in Foyer, Nook, & Dining Room
- 200 AMP Minimum Electrical Service
- CPVC Plumbing
- CAT 5 and RG6 Wiring
- Dryer Vented to Exterior
- Air Conditioning Vents in Walk-In Closets (per plan)

### **KITCHEN FEATURES**

- Whirlpool Self-Cleaning Smooth-Top Range & Range Hood
- Whirlpool Family-Sized Dishwasher
- Badger 1/2 Horsepower Garbage Disposal
- Stainless Steel Sink
- Delta Single Lever Faucet & Sprayer
- Merillat Kitchen Cabinetry w/Variety Wood Stains, Featuring Hidden Hinges
- Wide Range of Wilsonart Mica Counter Top Selections
- Armstrong Designer Upgraded Vinyl Flooring
- Convenient Pantry (per plan)
- Ice Line Plumbing
- Microwave Pre-wire
- Recessed Ceiling Lights (per plan)

### **WARRANTY SATISFACTION**

- One-Year Builders Limited Warranty
- "2-10 Home Buyers Warranty"
- Customer Satisfaction Survey

### **SPECTACULAR INTERIORS**

- Mohawk Plush Wall-to-Wall Carpeting
- 7/16" 6# Carpet Pad
- Armstrong Resilient Vinyl Flooring
- Designer, Volume Ceilings (per plan)
- Pittsburgh Paints Multiple Interior Paint Selections & Painted Colonial Wood Trim
- Decorator Plant Shelves (per plan)
- White Window Frames w/ Clear Glass, & Screens
- Arched Windows (per plan)
- 6-Panel Doors
- Marble Window Sills
- Kwikset Satin Nickel Door Handles
- Textured Walls & Ceiling
- Utility Room w/ Washer & Dryer Connections (per plan)

### **MASTER SUITE, BEDROOMS & BATHS**

- Ceramic Wall Tile in Bath & Shower Areas, various selections
- Armstrong Easy Care Designer Vinyl Flooring
- Delta Faucets on All Sinks, Tubs & Showers
- Progress Lighting Classic Fixtures Over All Vanities
- Medicine Cabinet in Both Baths (per plan)
- Ventilated Closet Shelving
- White Porcelain Steel Tubs in Secondary Baths
- Full-Sized Mirrors Over All Vanities
- Merillat Bath Cabinetry w/Variety Wood Stains, Featuring Hidden Hinges
- Sterling Garden Tub in Master Suite (per plan)
- Elongated Commodes Throughout

### **SECURITY AND SERVICE FEATURES**

- Kwikset Deadbolt on Entry Door (Addl. Doors per plan)
- Peephole – Entry Door
- Pre-Construction Conference w/Personal Construction Manager
- Continuous Contact w/Sales & Construction Personnel
- Preferred Lender & Title Companies for Convenience & Customer Satisfaction
- Selection Studio Staffed by Design Professionals, Assisting Buyers with Selection Decisions

### **COMMUNITY FEATURES**

- Easy Access to Major Highways
- Convenient to Attractions
- Homeowners Association to Ensure Maintenance of Community Standards (per community)