



# THE CHARLESTON COLLECTION

## OF SINGLE FAMILY HOMES

### INCLUDED FEATURES – SWEETWATER COMMUNITY, APEX

#### EXTERIOR FEATURES

- 15 distinctively different period architectural styles (3 used for each floor plan)
- Fiberglass shingles with 25-year warranty
- Broom-finished concrete front porch or stoop per plan
- Large broom-finished concrete covered rear porch on most plans
- Fully sodded lawn except the area between the homes (not garages), which is mulched with a 3' center of river rock
- Professional landscape package
- Low maintenance premium exterior components:
  - Fiber-cement siding (limited lifetime warranty)
  - Energy-efficient vinyl windows with low-E glass
  - Low-maintenance vinyl shutters in a variety of colors (per plan)
  - Brick or stone front accents (per plan)
  - LP Smartside exterior, corner, fascia, and other trim boards (5/50 yr. limited warranty)
  - Fiber-cement soffits (limited transferable warranty up to 25 yrs.)
  - Fiberglass reinforced or cellular PVC columns (per plan)
- Sherwin Williams "Super Paint" with limited lifetime warranty in choice of over 50 different color combinations
- Fiberglass two panel front door
- Deadbolt locks on all exterior doors
- Elegant front door handle-set in satin nickel finish
- GFI exterior electrical outlets front and rear
- 2 exterior water faucets per plan
- Splash blocks at all downspouts
- Seamless gutters
- Protective 12" overhangs on front and rear, 6" on sides
- 2-car rear-entry detached garage with large storage area above with pull-down stairway

- Covered breezeway from home to garage
- Exterior garage light
- 5' deep, rocking chair friendly, first *and* second floor front porches on most plans

#### INTERIOR FEATURES

- Smooth ceilings (9' first floor); volume ceilings per plan
- 36" direct vent gas fireplace with custom mantel and tile surround
- Level 1 laminate flooring in kitchen/breakfast, dining, family & foyer
- Quality carpeting in choice of colors with 6 lb. pad
- Level 1 tile flooring in laundry
- Combination coax/ethernet jacks in all bedrooms, kitchen, family room, rec-room & study (per plan)
- Your choice of 10 Sherwin Williams "Painter's Edge" flat interior paint colors w/white interior trim. One color throughout home.
- All bedrooms, family room, master bedroom, rec-room and studies pre-wired and braced for ceiling fan and light kit
- Overhead lights in secondary bedrooms & studies
- 5 panel smooth interior doors
- Interior door hardware in choice of chrome or satin nickel finish
- Washer and electric dryer connections
- 2 ¼" door and window casings
- 3 ¼" baseboards
- Ventilated shelving in all closets
- Overhead garage door opener with 2 remotes



## KITCHEN FEATURES

- 2 piece crown molding in foyer, kitchen/breakfast, dining, family, and powder room
- Quality GE appliances including upgraded smooth top electric range, upgraded dishwasher, outside vented microwave; choice of white, black, stainless steel, or slate
- Level 1 granite kitchen countertops in choice of 5 colors
- Can light package
- 3 pendants lights above peninsulas
- Merillat "Colony" birch cabinets w/crown molding and hardware in choice of 5 stain colors
- Proflo faucet in choice of bright chrome or brushed nickel finish
- Icemaker water supply connection

## GUEST BATH FEATURES

- Proflo pedestal sink in powder room
- Level 1 tile flooring in guest baths and powder room
- Cultured marble vanity tops in guest baths
- Proflo faucets and tub fixtures in choice of bright chrome or brushed nickel finish
- Easy care Sterling molded tub and surround in guest baths

## MASTER BEDROOM AND BATH FEATURES

- Level 1 tile flooring in master bath
- Walk-in closet
- Raised master bathroom vanity with cultured marble top, dual sinks, and bank of drawers
- Easy care Sterling molded garden tub and shower combo
- Proflo faucets and tub fixtures in choice of bright chrome or brushed nickel finish

## CONSTRUCTION AND ENERGY

### SAVING FEATURES

- Structural designs by professional registered engineers
- ZIP System OSB exterior wall sheathing (with integral vapor barrier) for exceptional structural integrity
- LP Tech Shield Radiant Barrier roof sheathing. Reduces attic temperatures up to 30 degrees
- LP Top Notch 350 ¾" sub floor either glued, nailed and screwed or installed with glue and Paslode Tetragrip fasteners to floor sub-structure
- Pex water pipes throughout
- 10-year structural warranty provided by QBW (Quality Builders Warranty Group)
- High-efficiency (90% AFUE rating) zoned natural gas heating, high-efficiency 14 SEER air conditioning, and electronically controlled outside make up air is included as part of our ecoSelect energy efficiency program
- Thermostat on each floor
- 50 gallon quick-recovery natural gas water heater
- Insulated exterior doors
- Double-pane insulated windows with low-E glass
- Insulated to R30-38 in ceilings (where applicable) and R15 in walls
- LED light bulbs throughout
- ExperienceOne Homes ecoSelect energy efficiency program inspected by Southern Energy Management

Upgrades are available for you to custom tailor your new home; ask Builder Representative for details.

NOTE: Features are subject to change without notice

