

Premium Included Features

Professional Kitchen

- **Choose Flat or Raised Panel Maple Upgraded Cabinets**
- Granite or Quartz Countertops with Eased Edge
- **27.9 cu. ft. Stainless Steel French Door Refrigerator**
- **In-Door Ice/Water Dispenser for Refrigerator**
- **Built-In Self-Clean Convection Gallery Double Oven**
- **30" 5 Burner Frigidaire Gallery Gas Cooktop**
- **Stainless Steel Frigidaire Gallery Dishwasher**
- Single Bowl Stainless Sink with Chrome Pull Out Faucet
- InSinkErator 1/3 HP Garbage Disposal

Flooring

- **3" Wide Hardwood Floors on Entire Main Floor**
- **Stained Oak Foyer Staircase**
- 6 x 6 Tile Floor and Wall Tile in All Baths
- **12 x 12 Tile Floors in Laundry Room**
- 6lb Re-Bond Pad under Baseline Quality Carpet
- Closed Stringer Carpeted Lower Level Staircase

Premium Trim Package & Paint

- **Tray Ceiling with Crown Molding in Owner's Bedroom-Prescott & Prescott II**
- **3 Piece Crown Molding - Entire Main Level & Upper Hall***
- Oversized 5" Base Molding on Main Level
- Elegant 2 Panel Interior Doors
- **Wood Trim Cased Openings for Doors and Windows**
- Contrast Paint Color for Interior Trim
- Chrome Lever Door Handles & Coordinated Hardware

Luxury Baths/Plumbing

- **Upgraded Maple Vanity Cabinets for All Full Baths**
- Luxurious Soaking Tub and/or Oversized Shower (per plan)
- Porcelain Pedestal Sink for Powder Room
- Chrome Faucets and Coordinating Hardware in all Baths

Lighting and Wiring

- Chrome Progress Lighting Fixture Package (per plan)
- **Tech Wiring Package: 1 Six Port Outlet (1 Phone, 1 Cable, 4 Data Ports) plus 1 Phone and 3 Cable Outlets**
- Extensive Recessed Lighting Package(per plan)

Quality Construction Features

- Dramatic 9' Ceiling Height for all Levels (8'9" Lower Level)
- **Sound Insulation Laundry/Powder/Owner's Bath**
- 2 x 6 Exterior Framed Walls (per plan)
- Tongue-In-Groove 3/4" Water Resistant OSB Sub Floor
- Engineered Floor Joist System (per plan)
- Waterproof Membrane-Foundation Walls (Below Grade)
- Interior and Exterior Foundation Drain Tile (Per Plan)
- **Active Radon Mitigation System with Inline Fan**

Exterior Features

- Front Elevations with elegant Architectural Elements
- **Stone or Brick Front Stoop/Steps and Watertable (Per Plan)**
- Brushed Concrete Front Leadwalk (Per Plan)
- Professional Landscaping and Fully Sodded Homesite
- Decorative Exterior Coach Lights (Per Plan)
- 2 Exterior GFI Electrical Outlets and 2 Hose Bibs
- Architectural Asphalt Roof Shingles (Per Plan)
- **2 Car Garage with Automatic Opener and Keypad**
- Color-Thru (No Paint) Vinyl Shutters (Per Plan)
- Certainteed 6 1/2" Carolina Beaded Vinyl Siding
- Therma-Tru Exterior Doors (Per Plan)
- **16' Wide Insulated Garage Door (Per Plan)**
- Dexter by Schlage Front Door Handleset

Mitchell & Best Green-Energy Efficient Homes

- **Energy Star Certified Homes!**
- Panelized construction using advanced framing techniques
- Wood exterior wall sheathing (OSB)
- Floor joists and subflooring for sustainably managed forests
- Low-E Single Hung Double Pane Windows with Tilt in Sash.
- Extensive Air Sealing to further limit air infiltration
- High Efficiency Natural Gas Water Heater
- Programmable Thermostat (Per Plan)
- Quality Carpeting containing recycled material
- **Every Home is Blower Door Tested**
- **R-49 in Attic (Attic R-Factor May Be Lower In Some Areas)**
- **R-21 Exterior Frame Walls, R-11 Poured Walls**
- **HVAC - 92% Gas Furnace - 14 SEER Air Conditioner**
- **One Zone System - Interior HVAC Equipment and Air Ducts Confined to Conditioned Space for Efficiency**
- Fresh Air Exchange System for Improved Air Quality
- Genuine Tyvek House Wrap Professionally Installed

Lifestyle

- **Walk to Movies, Shopping, Restaurants!**
- **Premier Frederick County Location (No City Taxes!)**
- 1 Mile From 270 and 4 Miles to Downtown Frederick
- Spectacular Master Planned Community
- **Lawn Mowing Included in HOA Fee**
- **Neighborhood Access to Ballenger Creek Trail**
- Neighborhood Playground
- **Exquisite Club House featuring:**
 - **State-of-the-Art Fitness Center and Yoga Room**
 - **Resort-Style Swimming Pool (Scheduled in Section II)**

Home Warranty

- PWC Insured Homeowner's Warranty

*Crown Upper Hall for 2 Story Homes Only

Revised 09/21/2018