



CARR HOMES CUSTOM BUILD

INCLUDED LUXURY FEATURES

COLONIAL SERIES

Interior Features

- 4 Bedrooms with 3.5 – 4.5 Baths (per plan)
- 9'–11' Ceilings on First Floor (per plan)
- 9' Basement Walls
- Grand Two Story Foyer (per plan)
- Six-Panel Interior Doors
- Satin Chrome Door Hardware
- Decorator Brushed Nickel Light Fixtures and Recessed Lighting in Kitchen and Halls
- Hardwood Flooring in Foyer, Gallery, Powder Room, Kitchen and Breakfast Room
- Ceramic Tile Flooring in Laundry Room
- Wall-to-Wall Carpet and Padding Throughout Rest of Home
- Oak Main Stairs and Oak Railing with Painted Balusters
- Oak Stairs with Oak Railing to Lower Level (per plan)
- Walk-In Closets in Owner's Bedroom
- Three-Piece Crown Molding in Foyer, Library, Living Room and Dining Room
- Two-Piece Chair Rail in Dining Room
- Custom Shadow Box Moldings in Main Stairwell
- Coffered Ceilings in Owner's Bedroom with Crown Molding
- Coffered Ceilings in Owner's Bathroom (per plan)
- Gas Fireplace in Family Room with Marble Surround, Hearth and Colonial Mantle
- Structured Wiring Package with Four Advanced Media Outlets
- Humidifier
- Two-Tone Interior Paint
- Ceiling Fan Pre-Wire in Great Room and Owner's Bedroom
- Wood Composite Shelving in Pantries and Closets

Exterior Features

- Two Car Front Entry Garage
- Brick Front (per plan)
- Brick Stoop, Steps and Leadwalk
- 6 ½ Inch Beaded Vinyl Siding
- Front and Rear Water Spigots
- Front and Rear Waterproof Exterior Electrical Outlets
- Six-Panel Insulated Fiberglass Front Door
- Raised Panel Insulated Steel Garage Entry Door with Remote Openers and Exterior Keypad
- Door Chime
- Pre-Finished, Seamless Aluminum Gutters and Downspouts
- 30-Year Fiberglass Architectural Shingles
- Black Textured Coach Lamps (per plan)
- Finished Garage with Drywall, Paint, and Window Trim

Kitchen Features

- 42" Kitchen Wall Cabinets
- GE Stainless Steel Appliances
 - 25 cu. ft. Side By Side Refrigerator
 - 30" Built-In Double Wall Ovens
 - Built-In Dishwasher
 - 36" Five Burner Cooktop
 - Space saver Microwave
- Granite Kitchen Countertops
- Undermount Stainless Steel Double Bowl Sink with Polished Chrome Kohler Faucet
- Waste Disposer
- Walk-In Pantry

Bathroom Features

- 12x12 Ceramic Floor Tile with 8x10 Ceramic Wall Tile in Owner's Bath
- Oversized Soaking Tub and Separate Shower with Shower Seat in Owner's Bath
- His and Hers 36" Tall Vanities in Owner's Bath
- 12x12 Ceramic Tile Floors in All Secondary Baths
- Cultured Marble Vanity Tops in All Baths
- Polished Chrome Faucets and Accessories in All Baths
- Medicine Cabinets in All Full Baths
- Kohler Faucets and Water Controls in All Baths
- Pedestal Sink with Decorator Mirror in Powder Room
- Elongated Toilets in All Baths

Superior Energy Saving and Special Features

- Housewrap Infiltration Barrier
- Two Zone Heating on First Floor, Second Floor and Basement
- 15 SEER Gas Furnace or Heat Pump for Second Floor Heating
- 15 SEER Central Electric Air Conditioning on Both Zones
- High Efficiency, 75-Gallon Quick Recovery Gas Hot Water Heater
- Vinyl Single Hung Windows with Tilt-In Sashes, Insulated Low-E Glass, Integral Architectural Contour Grills and Screens
- R-60 Attic Insulation
- R-15 Exterior Wall Insulation
- R-13 Basement Wall Insulation
- R-38 Floor Insulation Over Unheated Areas
- Thermal Envelope Sealing
- Series-Wired Electric Smoke Detectors on Each Level and in Each Bedroom with Battery Back-Up
- Carbon Monoxide Detectors on All Finished Levels
- Programmable Thermostat on Main Level

Warranty and Inspection Features

- Homebuilder Warranty
- Pre-Drywall Inspection
- Pre-Settlement Orientation/Inspection
- Home Energy Efficiency Rating Inspection