

# Julius Farm

## Standard Features

### **Designer Interiors**

- Hardwood flooring in foyers, 1<sup>st</sup> floor hallway, kitchen, mud room, powder room and dining room.
- Ceramic tile in kitchen backsplash, bathrooms and laundry room
- 7' three panel craftsman style doors with upgraded trim header
- Oil Rubbed Bronze hardware and hinges
- Spacious closets with solid wood shelving
- Full casing around all windows
- 3" window and door trim
- Craftsman style wide baseboard trim
- Stained oak stair treads w/ white risers
- New England style handrails and spindles
- Decora switches and outlets
- Smart home options available
- High ceilings on each floor
- Walk-out basements available

### **Exterior Standards**

- Stone & Hardie Panel exterior
- Accents of metal roofing
- Main roof 25-year architectural shingle
- Frost free hose bibs
- Exterior GFCI electrical outlets
- Rear concrete patio

### **Energy Efficient Design Standards**

- 75-gallon high efficient gas water heater
- High efficiency gas forced air heating and air conditioning w/ dual zone control
- PEX plumbing system w/ manibloc

### **Designer Bathroom Features**

#### **Owner's Bath Includes:**

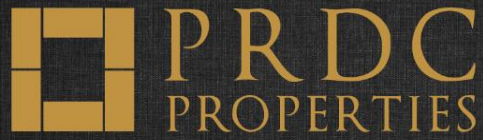
- Oversized tiled shower with rainfall shower head in Owner's bath
- 72" double bowl vanity with solid surface counters
- Free standing craftsman style soaking tub

#### **Additional Designer Bathrooms**

- Ceramic tile flooring
- Solid surface countertops on all vanities
- Ceramic tile flooring and shower surrounds
- Mirrors and lighting above all vanities

### **Designer Kitchen Standards**

- Custom 42" kitchen cabinetry
- Quartz countertops with full tile backsplash
- Single bowl stainless steel undermount sink
- Air button garbage disposal
- Stainless steel single lever faucet with integrated pull out sprayer
- Oversized island with counter height seating
- Chef's kitchen with stainless appliances



# Julius Farm

## Standard Features

### **Superior Construction Details**

- Advanced fire suppression sprinkler system in each home
- Interconnected smoke and carbon monoxide detectors
- High ceilings on each floor
- Programmable thermostats
- 3 car garages with door openers and exterior keypad
- Washer/gas dryer connections

### **Additional Community Features**

- Beautifully landscaped 2-3 acre lots with private woods
- Secluded tree-lined community
- Community street lighting throughout
- Acclaimed school district
- Customized home selections available through design center

### **Warranty and Service**

- Builder's 1-year Limited Home Warranty Program