

# *Provincial Glades*

## *Luxurious Standard Features*

### Community Features

- **Garden and Walkout** sites available
- Sidewalks throughout
- Walking Trail through over **270 acres of forested City Park land**
- **Surrounded by heavily wooded, preserved land**
- Homesites up to **1 Acre**

### Interior Features

- **Pella** wood frame aluminum clad windows with full screens
- **Pella** exterior French Door or Easy Glide sliding doorwall per plan
- Grand 2-Story Foyer featuring a dramatic spindled staircase
- Custom intricate moldings and trim work
- 2-Story Family Rooms per plan
- **9' ceilings on first floor**
- **Sand & Finish 3" Hardwood Plank** Flooring in Foyer, Kitchen, Nook, Powder, and Mud Room
- **Stain Resistant** plush carpet on deluxe **8lb pad**
- **12"x12" Ceramic tile** flooring in Laundry Room
- **12"x12" Ceramic tile** fireplace with Custom Mantle and Trim Work
- Spacious rooms and closets
- **Pella** egress casement window in standard basements
- First or second floor laundry per plan
- Designer lighting and plumbing fixtures
- **Solid Core** Panel Doors

### Kitchen

- **Granite countertops with 4" ceramic tile backsplash**
- **Oversized granite island** with breakfast bar per plan
- 3" plank, **Sand & Finish** Hardwood flooring
- **GE Profile** built-in appliances including: microwave, cooktop, double oven, and dishwasher
- **42" Timberlake premium cabinets featuring crown molding and solid wood dovetail drawer construction in your choice of Cherry, Oak, or Maple**
- Double compartment undermount stainless steel sink
- I.S.E. ½ horse power disposal
- Casement **Box-Out** window at sink location

### Baths

- **12"x12" Ceramic tile flooring in full baths**
- 3" plank, **Sand & Finish** Hardwood flooring in formal powder room
- Full size mirrors
- **Pedestal sink** in formal powder room
- Designer lighting and plumbing fixtures
- Elongated toilets

### Master Suite

- Spacious bedroom with sitting area per plan
- **Oversized soaking tub**
- **Tiled shower**
- Generous walk-in closet with custom wood shelving
- Architectural ceiling treatment
- Elaborate bathroom design
- Full size mirrors
- **Granite Countertops**

### Structural

- **10" thick concrete foundation walls, 8'6" wall height**
- Structurally engineered designs
- 2x10 and 2x12 floor joists per plan
- ¾" tongue and groove **Advantech** subfloor
- Personalized customer frame orientation prior to drywall

### Energy Saving Features

- Advanced 2 step air-infiltration protection by **Nelson Energy Seal**
- **Tyvek** house wrap for added protection
- 75 gallon water heater
- Engineered attic ventilation to maximize attic air flow
- R-13 fiberglass insulation exterior walls
- R-30 fiberglass insulation in ceilings
- R-5 insulation board on basement walls
- **Carrier** natural gas heating system
- **Carrier Central Air Conditioning**

### Exterior Features

- Premium finishes consisting of **brick, stone, stucco, copper, and limestone** per plan
- **Landmark 30 year dimensional shingles**
- **Watchdog** basement waterproofing with **15 year warranty**
- Limestone address block
- **Pella** cladding protection on windows
- **Hardi Plank** siding
- 3 Car side entry garages

**Full Customization Available**

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