



Taft Knolls II

Opera Series Luxurious Standard Features

INTERIOR FEATURES

- Custom, intricate moldings and trimwork
- Dramatic staircase with stained rail
- Grand 2-Story Foyer and Great Room per plan
- **9' Ceiling on first floor**
- Tile fireplace with custom mantle and trim work
- Spacious rooms and closets
- First or second floor laundry per plan
- **Pella** wood frame aluminum clad windows with full screens
- **Pella** exterior french door or easy glide sliding doorwall per plan
- Bruce _" hardwood floor in Foyer, Kitchen, Nook, Powder and Mud Room
- Stain Resistant plush carpet on 6lb pad
- Armstrong no-wax vinyl flooring in laundry
- **Designer lighting and plumbing fixtures**

KITCHEN

- Bruce _" hardwood floor
- **Formica** countertops
- **General Electric** appliances including: Microwave, range, and dishwasher
- **Timberlake** premium Oak cabinets
- Double compartment sink
- I.S.E. _ horse power disposal
- Oversized island with eating bar
- Casement box-out window at sink location
- Kitchens are easily accessible from garage/laundry area

BATHS

- Bruce _" hardwood floors in Powder Room
- Armstrong no-wax vinyl flooring
- Full size mirrors
- **Pedestal sink** in formal powder room
- **Designer lighting and plumbing fixtures**

MASTER SUITE

- Generous walk-in closet
- Spacious bedroom with sitting area per plan
- Architectural ceiling treatment
- **Oversized soaking tub**
- Full size mirrors

STRUCTURAL

- **10" thick concrete foundation walls, 7'10" wall height**
- Structurally engineered frame components
- 2x10 and 2x12 floor joists per plan
- _" tongue and groove subfloor
- Personalized customer frame orientation prior to drywall

ENERGY SAVING FEATURES

- Advanced air-infiltration protection by **Nelson Energy Seal**
- **Tyvek** house wrap for added protection
- 50 gallon water heater
- Continuous ridge and soffit vent
- R-13 fiberglass insulation exterior walls
- R-30 fiberglass insulation in ceilings
- R-5 insulation board on basement walls
- 80% EFF gas forced air furnace (**Carrier**)
- Central Air Conditioning (**Carrier**)

EXTERIOR FEATURES

- **Landmark 30 year** dimensional asphalt shingles
- **Watchdog basement waterproofing with 15 year warranty**
- Limestone address block
- **Pella** cladding protection on windows
- Maintenance free siding