

Morrison Builders Premier Features for under \$210,000 plans, in either Fox Run or Augustine Lakes

EXTERIOR

8 foot poured concrete walls
Architectural shingles with felt underlayment and ice and watershield
Quality vinyl siding
Aluminum soffits and fascia
Aluminum gutters and downspouts
Steel paneled overhead garage door
Garage door opener
2 waterproof exterior electrical outlets
2 exterior hose bibs
1 basement window with screen
Garage GFI outlet for utility purposes
Engineered roof trusses
Concrete drive, patio, sidewalk

INTERIOR

Radon mitigation
Perimeter foundation drain
Submersible sealed sump pump
Wire shelves for closets
Two standard paint colors to choose from, (SW6105 Divine White or SW7015 Repose Gray) one color selection standard, use of second color add \$500.00
2 panel square interior doors with brushed nickel hinges
Tulip style door knobs in brushed nickel.
2 ¾ colonial window trim, 3 ¾ colonial base trim
I-joist silent floor system
¾ tongue and groove OSB glued and nailed
Drywall textured ceilings
Door chime
2 phone jacks OR 2 cat-5 cable jacks
Smoke detectors on all levels and bedrooms
Carbon dioxide detectors
200 amp electrical service
Drywall basement staircase
Quality standard light fixture package
Carpet is Pure Soft with Soilshield (choice of colors #1 or #2) for bedrooms, great room, and hall, one standard, use of second carpet selection, add \$500.00
Vinyl flooring for kitchen, dining area, great room, halls, baths, entry and laundry, Coretec (Sunflower Pine)

KITCHEN

Kompact wood kitchen cabinets with granite tops (Gialo Ornamental). (Add \$1,450.00 for painted white or gray cabinets)
Stainless steel sink, and kitchen appliances
Garbage disposal
Choice of 220 electric or gas
Quality Delta or equivalent chrome single handle faucet with sprayer
Water shut off valves at sink
Ground fault protected outlets

BATHROOM

Quality single piece fiberglass tub in shared bath, one piece walk in shower in master bath.
Quality Delta or equivalent chrome fixtures
Quality toilets
Kompact wood vanities with cultured white marble vanity tops. (Add \$600 for painted white or gray vanities)
Mirrors over vanities
Vented bath exhaust fan on separate switch
Water shutoff valves at sinks and toilet

LAUNDRY

Choice of 220 electric or gas for dryer
Exterior vent for dryer
Hook ups for washer and dryer

ENERGY SAVINGS FEATURES

R38 ceiling insulation
R15 cellulose wall insulation
Basement interior 2x4 walls framed perimeter insulated with R-11 batt with fire retardant vapor barrier
Foam insulation between doors/windows and framing
Insulated steel panel exterior doors w/weather stripping
Silverline vinyl windows
Low E windows/patio doors (excludes basement)
House wrap vapor barrier on exterior walls
Sill sealer between foundation and framing
Energy efficient power-vent water heater
93% high efficiency Carrier furnace
Central air conditioning
Roof vent system in attic w/louver soffit vents
Cold air returns in all bedrooms for maximum heat efficiency

AVAILABLE EXTRAS

Basement egress window add \$1,250.00
Basement bath rough in add \$825.00
03/04/19