



Addenbrook

at the Highlands

Included Features -

Exteriors:

- HERS energy scores in the 40's - 50's (HERS scores are individually tested by 3rd party inspectors, & will vary from home to home)
- Zero Energy Ready Home (As defined by the US Dept of Energy)
- Every Home Energy Star 3.0 Tested & Certified
- Prewire for Solar Panel PV (Photovoltaic) Modules
- Innovative modern design by award winning Architetural firm KTGy
- Exterior Finish of Stucco, Composite Siding and Brick (per elevation)
- Localscapes front yard landscaping with automated irrigation system
- 25 year asphalt shingle roofing
- Large, dual-paned, Low-e Vinyl windows (U-value of .32 or lower)
- Exterior lighting in the front, garage & doorways
- Soffit and fascia at roof rafter locations
- Aluminum gutters and downspouts with baked enamel finish
- 8 foot tall, insulated fiberglass entry door with deadbolt lock
- Outside waterproof electrical outlets, with holiday outlet & switch
- Hose bibs in the garage and rear of home
- Garage door keypad
- Energy efficiency: R-23 walls & R-60 attic insulation
- Unfinished basements with window wells per plan (finished basements will be offered as optional)

Interiors:

- 9' High Ceilings on Main Floor
- Designer Beech Wood Cabinets in Shaker Style w/Choice of 4 Stain Colors
- Granite Countertops in Kitchen, with Laminate elsewhere
- Laminate wood flooring at entry & kitchen (EVP)
Vinyl flooring in baths and laundry
- Sleek loop, stain resistant, Nylon carpet
- Attached 2 Car Garage w/ Automatic Opener and Transmitters
- Designer Lighting & Hardware in Brushed Nickel Finish
w/Efficient LED lighting in Entire Home
- Wi-Fi Ready Home (homerun main line in mech. room w/coaxial outlet and Ethernet at master bed and great room)
- Washer/Electric Dryer connections
- 2X6 exterior walls with fiberglass blown-in insulation
- Energy efficiency: R-23 walls and R-60 attic insulation
- Heating & Cooling with 13 SEER central air conditioning unit & 96% high-efficiency furnace w/variable speed ECM motor
- Rough plumb for future water softener
- Energy Star qualified 93% efficiency tankless water heater w/on demand hot water circulation system
- Fresh Air Recovery System (ERV- energy recovery ventilator)
- Passive Radon Mitigation System
- Digital Programmable Thermostat
- Smoke detectors in all living areas & bedrooms with a carbon monoxide detector on each level.
- Wall corners are mini-chamfer for a clean and straight design
- Berkley Style Interior Doors
- Designer 3-1/2" Style Base & Door Casing w/ 4" header & 2 1/4" legs
- Holy-Smooth finish sheet rock walls & textured ceiling with sheetrock wrapped windows

Interiors Cont.:

- Upgraded one-tone paint in eggshell finish (choice of 6 available options)
- Sheetrock wrapped 1/2 wall stairways & loft areas with hand rail
- Electric Vehicle (EV) ready car charger

Kitchen:

- Designer Beech Wood Cabinets in Shaker Style w/Choice of 4 Stain Colors
- Spacious Kitchen Island w/ Granite Countertop & bar overhang
- Laminate wood flooring (EVP)
- GE Stainless Steel Gas Range
- GE Stainless Steel Microwave
- GE Stainless Steel Dishwasher
- Chrome Moen Sto Style single hole pull down kitchen faucet
- Dual Bowl, Stainless Steel, under-mount sink
- 6 Recessed light fixtures
- Pantry with painted wood shelving
- In-sink Garbage Disposal
- Pre-plumbed water line to Refrigerator

Baths:

- Designer Beech Wood Cabinets in Shaker Style w/Choice of 4 Stain Colors
- Western Pottery Square Drop-in Sink
- Quality Moen Level Faucets (chrome finish)
- Easy-care Laminate Countertops in all full baths
- Vinyl Flooring (also at laundry)
- 5' Fiberglass Tub/shower Combo in Full Baths
- Moen Chrome Align Style Bath and Shower Fixtures

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*Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Dimensions are approximate. Actual homes may vary from photos and/or drawings which may show upgrades and may not represent the lowest-priced homes in the community. 09/22/20