

# STANDARD FEATURES

*Our attention to every detail and the uncompromising quality of our materials are just a few of the features that make our homes unique.*

## Custom Interiors

- ◆ Dramatic 9-foot first floor ceiling height
- ◆ Direct-vent gas fireplace with slate surround (per plan)
- ◆ Elegant pre-finished hardwood floors in foyer, hallway, dining room, kitchen, living room and breakfast/morning room (per plan)
- ◆ Ceramic tile floors, 12" X 12" in master baths, laundry and secondary baths
- ◆ Stain-resistant wall-to-wall carpeting in family room and all bedrooms
- ◆ Pre-wired for two ceiling fans, four phone and four cable television outlets
- ◆ Recessed lighting in kitchen, hallways and tub and shower locations
- ◆ Classic six panel colonial doors throughout
- ◆ Two-piece chair rail in dining room - per plan
- ◆ Two-piece crown molding in dining room, foyer and main hallway; single crown in kitchen, breakfast room, family room, master bedroom and 1st floor bedroom - per plan
- ◆ Oak stairs and handrails with painted balusters

## Exterior Features

- ◆ Choice of exterior elevation, brick selection and professionally coordinated exterior color schemes
- ◆ 30-year dimensional roof shingles
- ◆ Maintenance free insulated tilt sash windows with grills between the glass
- ◆ Full screens on all operable windows
- ◆ Raised-panel insulated garage doors with automatic operator and remote controls
- ◆ Fiberglass raised six panel front door
- ◆ Exposed aggregate sidewalk, driveway and front porch
- ◆ Professionally landscaped and sodded yard with lawn irrigation system
- ◆ 10' X 12' rear wood sun deck

## Quality Construction

- ◆ Brick or stone veneer foundation to grade
- ◆ Solid, steel-reinforced concrete foundation walls
- ◆ 200 amp electric service with copper wiring
- ◆ Quick-recovery 65 gallon gas hot water heater
- ◆ HardiPlank® pre-finished siding
- ◆ Tyvek Housewrap

- ◆ Exterior sheathing 7/16 OSB
- ◆ R-13 insulation in walls
- ◆ R-38 ceiling insulation
- ◆ Gas heat and electric cooling, 90+ gas efficiency furnace - main system
- ◆ Pre-finished aluminum seamless gutters and downspouts with splash blocks
- ◆ Vinyl-coated wire dustless closet shelving
- ◆ Duron latex paint throughout, two-tone shell white on walls and ceilings, bright white on all trim

## Designer Kitchens

- ◆ Selection of quality 42" cabinets with crown molding
- ◆ Granite countertops and under mount stainless steel sink
- ◆ GE ceran smooth-top electric range
- ◆ GE dishwasher
- ◆ GE Spacesaver microwave with exhaust fan
- ◆ Moen chrome sink faucet with spray attachment
- ◆ Garbage disposal in kitchen sink
- ◆ Ice-maker hook-up

## Luxurious Baths

- ◆ Moen 8" spread faucets in master bath
- ◆ Moen 4" spread faucets in secondary baths
- ◆ Elongated toilet bowls
- ◆ Jacuzzi soaking tub in master bath with ceramic tile decking
- ◆ Separate shower enclosure in master bath with ceramic tile surround
- ◆ Easy-clean fiberglass tub and shower enclosure in secondary baths
- ◆ Cultured marble vanity tops

## Convenience & Safety

- ◆ Moen Posi-Temp shower scald guard
- ◆ Bathroom exhaust fans
- ◆ Electric smoke detectors with battery back-ups in all bedrooms
- ◆ Schlage polished brass deadbolt security locks on all exterior doors
- ◆ Front and rear weatherproof electrical outlets
- ◆ Convenient front and rear hose bibs
- ◆ 8'9" ceiling heights in optional basement



*In the interest of continuing improvements and to meet changing conditions, Talon Homes, Ltd. reserves the right to modify pricing, maps, floor plans, exterior specifications, features and product types without notice or obligation.*

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