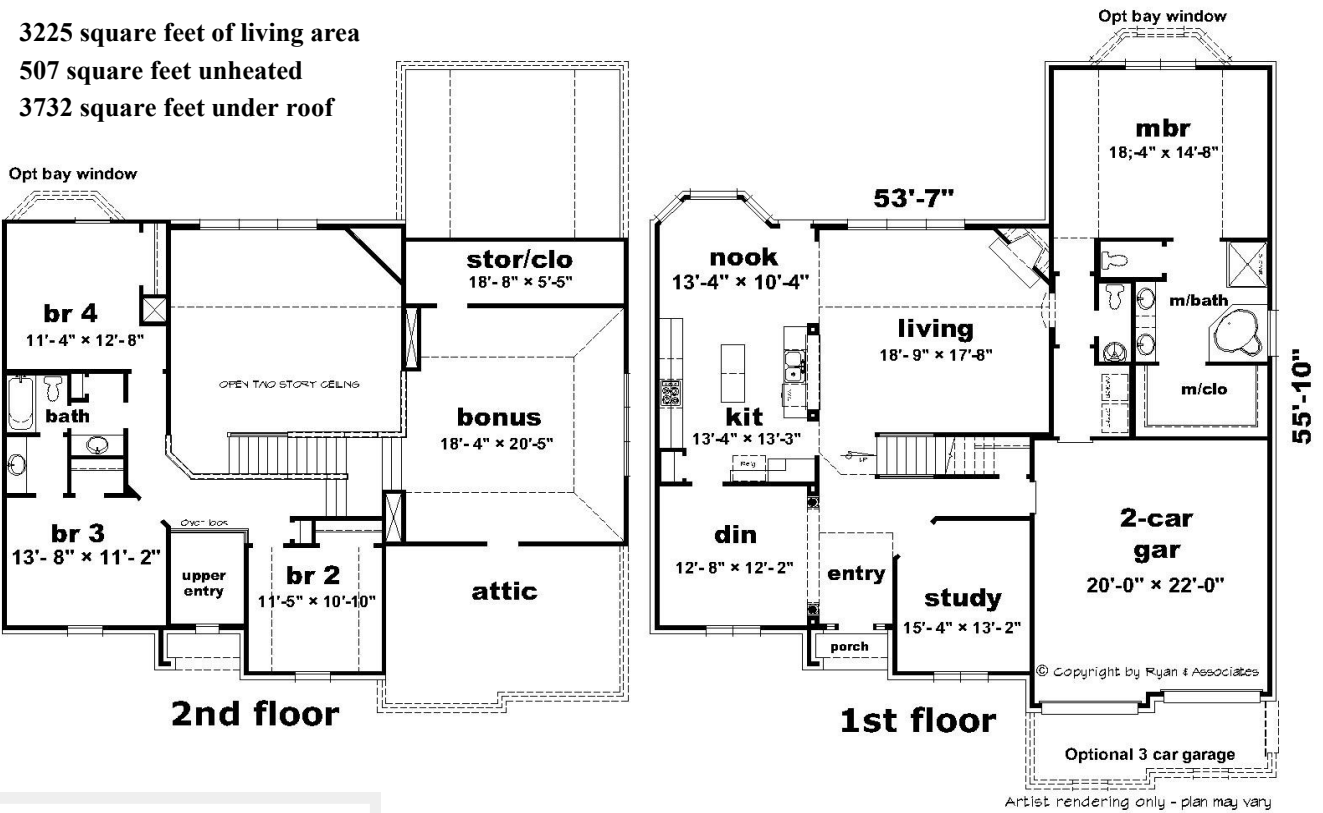


SOUTHERN HEIGHTS — THE GRIFFIN



3225 square feet of living area
 507 square feet unheated
 3732 square feet under roof



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Exterior Features

- Gutters with downspouts on all eaves of home (per plan)
- Architectural roof shingles with 30 year manufacturer's limited warranty
- Brick per plan and builder's specs
- Two weatherproof exterior electrical outlets
- Concrete patio(12' x 12'), walks and driveway (per subdivision standards)
- 8 Ft. solid wood mahogany stained front(s) with deadbolt lock per plan
- Mailbox with cast iron stand
- Fiber cement siding
- Porch or patio size (per plan)
- Professionally landscaped with sod and seeded yards
- Rear exterior lights per plan and builder's specs
- Two car garages with two remotes
- Two exterior faucets, location per plan and builder's specs

Interior Features

- 5 1/4 inch crown molding in entry and formal living/great room (per plan)
- Pre-wired for 3 cable and 3 phone outlets
- 3 1/4 inch base molding on first floor
- Antiqued wrought iron railing on stairs and balcony per plan and builder's Specs
- Complete security system finished with keypad
- Designer lighting package in choice of oil rubbed bronze or satin nickel finish
- Entry stairs with stained oak treads to landing, back stairs carpet or oak treads to landing (per plan)
- Interior wall paint with semi-gloss trim
- Closets with wood shelving
- Nine foot ceilings on first floor with Eight Foot interior doors(per plan)
- Oil rubbed bronze or satin nickel door hardware
- Oil rubbed bronze or satin nickel ceiling fan in family/hearth room, master & great room
- Pre-finished oak hardwood flooring in entry, dining, great/living room & hearth/gathering room
- Raised two panel cathedral style interior doors with slated panels and 3 1/2 inch door trim
- Smoke detectors with battery back-up
- Thirty-six inch vent less fireplace with mantel, tile surround and gas logs
- Vaulted ceilings (per plan)
- Wall-to-wall stain-resistant carpeting with high density re-bound pad

Kitchen Features

- Ceramic tile in laundry room, kitchen/breakfast and hearth/family room per plan in lieu of hardwood
- Double bowl/deep stainless steel sink
- Maple cabinets, extended height, staggered large crown and rope molding with self-closing hinges & soft touch drawers
- Natural granite countertops with bullnose edge
- Raised panel white laminate cabinets in laundry room
- Stainless steel top electric range with self-cleaning oven, dishwasher with electronic controls, microwave and 1/2 horsepower disposal
- Upgraded oil rubbed bronze or satin finish pull out faucet

Bath Features

- Drop-in tub with hydra-jets on tile platform in master bath/separate shower unit with tile surrounds
- Elongated white commodes in master bath
- Standard storage model water heater (s)
- Maple panel cabinets in master bath and all secondary baths
- Oil rubbed bronze or satin nickel plumbing fixtures
- Thirty-six inch vanities in bath with cultured marble tops

Energy Efficient Features

- Styrofoam board on exposed attic walls creating better insulation.
- Pilotless gas central heating system 14 - SEER central air conditioning system.
- Air seal foam insulation around windows and electrical outlets which seals from outside air and improves your comfort
- Insulation energy efficient package includes
 - R-30 blown insulation in ceilings.
 - R-30 blown insulation in vaults.
 - R-15 wall rating
- LOW-E vinyl energy efficient double glazed windows with screens
- Tech Shield radiant barrier sheathing