

# PRESTON PINES SUBDIVISION

## STANDARD FEATURES

### Standard Luxury

- Private master suites with walk-in closets – per plan
- Fully excavated basement with sump pump – per plan
- Poured 10” concrete spray-coated basement walls – 7’ 10” standard
- 90+ electronic ignition furnace, prepped for air – per plan
- Direct vent gas fireplace, with switch for instant ambiance, complete with gas logs and glass enclosure
  - *standard mantle and ceramic tile hearth and facing*
- R13 wall and R30 ceiling insulation – per plan
- Standard 150 amp circuit breaker panel – per plan
- Direct vent 50 gallon hot water heater – per plan
- Gas line for stove and dryer – per plan
- *Premium raised panel maple cabinets throughout*
- Standard ceramic tile in all baths to 6’ in tub/shower – per plan
- Standard plate glass mirrors in all baths – per plan
- Standard fixtures in all baths in choice of bone or white
- Linen closets in master bath – per plan
- Standard exhaust fans in all baths
- Standard single-lever chrome washerless faucets with scald free tub and shower
- Choice of one standard interior flat paint color for all rooms – walls and ceilings
- Choice of trim, fireplace mantle, spindles and banisters painted white or stained throughout
- Six panel masonite interior doors
- O. G. style 2<sup>1/4</sup>” casing and 3” base moldings
- First floor laundry with fiberglass tub and dryer vent – per plan
- Pre-wired for 2 phone and 2 cable jacks
- Ceiling light preps in all bedrooms
- Hard wired smoke detectors with battery back-up on all levels and in all bedrooms per code

### Dramatic Exteriors

- Exquisite standard elevations – per plan
- Stunning subdivision entrance and streetlights
- All homes designed and planned for architectural harmony
- First floor full brick with choice of several standard selections – per elevation
- Lap siding – per elevation
- 1/2” foam sheathing (R 3.5)
- *Insulated Maintenance Free – Vinyl Windows with Screen*
- Insulated 6’ doorwall with screen at nook – per plan
- Standard 3 car attached garage
- *Premium Elevations*
- Six panel insulated steel entry doors with two standard sidelights – per plan
- Aluminum gutters and downspouts – per plan
- Standard seal tab shingles – choice of standard colors
- 12” roof and overhand with soffit and roof vents – per plan
- City water and sewer with underground utilities
- Paved streets, sidewalks, and 16’ driveway
- Finish grade to code
- Two exterior water spigots – per plan
- Two exterior GFI electrical outlets – per plan
- Choice of one standard exterior stain color for windows, siding, overhangs, trim and doors

### Available Options and Upgrades

- **Many available daylight basements**
- Grille / bars and shutters for windows
- Bay, box-out, half-round, trapezoid, transom, skylight, and other windows
- Island, lazy susan, and pantry cabinets
- Hardwood and ceramic tile floors in halls, kitchen, nook, foyer, and other rooms
- Pan, cathedral, studio, step, and raised ceilings
- Power humidifier, air conditioning, and electronic air cleaner
- Basement plumbing prep

**Utica Community Schools**  
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