



# Villas at Barrett Station

## STANDARD FEATURES

### LUXURY MASTER SUITE

Double Bowl Cultured Marble Sink in Master Bath  
Cultured Marble shower with seat & clear glass door  
Cultured marble tub  
Walk-in closets in Master Bedroom  
Full Ceramic Tile floors set on Durock  
Elongated toilet

### INTERIOR FINISH

Wall to wall carpeting with pad  
Pre-Finished Wood Strip flooring in Foyer  
Wood Window Sills & Aprons  
Metal cross bracing between floor joists in basement  
Deluxe vented wire shelving  
Expansive plate glass mirrors  
(3) hinges on interior doors  
Lever handle door knobs  
Sliders N/A  
Six panel painted masonite smooth colonist doors  
4-1/4" colonial wood base & 3-1/4 colonial trim  
Raised or flat panel wood vanities w/ cultured marble tops  
Sand finish white ceilings  
Smooth finish wall with (2) coats of paint  
Ceramic tile floor in Hall Bath set on Durock

### FRAMING

Two car attached garage w/ 24 gauge insulated steel door  
2x4 interior walls 16" on center  
2x10 floor joists 16" on center  
Tornado straps on all trusses  
Steep pitch roofs on front elevations  
30 year architectural roof shingles with felt paper  
3/4" T & G subfloors glued & nailed  
Full height reinforced concrete basement walls  
9' ceilings 1st floor  
Dampproofing of foundation walls  
10" Foundation walls

### KITCHEN & BREAKFAST ROOM

Ceramic tile backsplash  
Premium no-wax vinyl flooring  
Raised or flat panel wood cabinetry  
Lazy Susan (where applicable)  
Angled wall cabinet  
Formica tops w/ Euroroll edge  
Double stainless steel sink in kitchen  
G.E. Appliances to include:  
built-in 30" self-cleaning electric oven, smooth top  
electric cooktop  
energy efficient dishwasher with quiet design  
space saver microwave/hood combo  
Garbage Disposal (1/2 horse power)  
6' Insulated sliding patio door with grills and screen  
or full glass door with grills  
42" wall cabinets

### FAMILY ROOM & GREAT ROOM

Vaulted Ceiling (when shown as std)  
36" direct vent fireplace including:  
glass doors  
gas logs  
mantle  
marble hearth & surround

### ADDITIONAL STANDARD FEATURES

Wrought iron mailbox included  
Metal Address Plaque  
\$500 Landscape Allowance  
Oversized Brick & Stone Front Elevations  
(where applicable)  
Lawn irrigation system  
Garage completely drywalled & painted  
Insulated fiberglass front door with glass side lights  
Dead bolts on all exterior doors (keyed alike)



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## STANDARD FEATURES CONT'D

### PLUMBING

Chrome single handle kitchen faucet w/spray  
Moen plumbing fixtures in all baths & kitchens  
Porcelain steel tub and ceramic tile shower in hall bath  
(2) freeze proof exterior faucets  
Drain tile inside & out of foundation w/sump bucket  
Water line for ice maker

### ELECTRICAL

Exhaust Fans in all baths  
Flood lights in front & rear  
1 can light at kitchen sink  
Front Door Chime  
Smoke detectors on all levels & bedrooms interconnected  
\$1000 electrical fixture allowance  
Electric dryer hook-up  
Pre-Wire for garage door opener  
Pre-Wire for (3) CAT-5 wire phones and 3 TV's  
200 amp service  
2-Exterior GFI outlets front and rear  
White receptacles & switch plates  
Overhead ceiling lights in all bedrooms

### ENERGY PACKAGE

Double-glazed vinyl thermal tilt-in lower sash windows  
with grills and screens  
50 Gallon gas hot water heater  
R-38 ceiling insulation  
R-13 wall insulation  
4-Mil Poly Vapor Retarder & batts in basement  
Insulated steel veneer exterior service doors  
Tyvek House Wrap  
Digital Setback Thermostat  
80% AFUE gas furnace  
13.0 energy efficient Seer air conditioner  
Roof Vents

### OTHER

Backfill garages with rock  
Concrete driveway & private walk  
12'x12' concrete Patio  
Completely enclosed pre-finished aluminum exterior soffits  
Prefinished downspouts & gutters  
Vinyl siding over 1/4" Dow board  
Completely sodded lot  
First Floor laundry  
Fire safety & sound conditioning between units



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