



Special Features

COMMUNITY AMENITIES

- Golf Course
- Clubhouse
- Pool/Cabana
- Walking Trails
- Landscaped entryway and entry feature
- Lawn maintenance
- Gutters cleaned
- Private covenants for community integrity
- Open space and tree preservation community
- Varied architectural styles
- Upscale residential neighborhood

GENERAL

- Lawn sprinkler system
- Quality stick-built homes handcrafted on site
- Nine foot ceilings on 1st floor
- One and two car garage (per plan)
- Fibermix Stealth Fibermesh in all flatwork concrete to reduce settlement, shrinkage and increase strength
- Advantech Tongue and Groove subfloor nailed, screwed and glued
- Reinforced solid blocking for wall cabinets, railings, and bathroom fixtures
- Engineered floor truss system and roof truss system
- McCormick quality paints
- Custom lighting package – Energy Star qualified
- Washer and Dryer hook up w/ metal dryer vent
- Pre-wired for 2 CAT-5 telephone lines (kitchen and owner's suite)
- Pre-wired for 2 cable TV outlets (living room and owner's suite)
- Public water and sewer service and underground utilities
- Concrete driveway
- Deadbolt front entry lock

ENERGY EFFICIENCY & SAFETY

- High efficient heating and air conditioning systems "90%+" gas furnace
- Energy efficiency "13 SEER" HVAC equipment
- Single hung insulated glass vinyl tilt-in easy clean windows w/ screens

ENERGY EFFICIENCY CONTINUED

- Polyethylene vapor barrier
- 50-gallon quick recovery electric water heater
- Exterior House Wrap
- Bathroom exhaust fans
- Kraft faced insulation energy smart package: R-13 batt insulation in exterior walls, R-30 in ceiling
- Sill sealer foundation wall
- Air seal package- all joints are stuffed and sealed to ensure best possible insulation
- All windows taped and sealed
- Caulking around exterior doors, windows, & plates
- Structurally sound & safe plywood exterior sheathing
- Heat duct, joints taped/sealed
- Attic ridge ventilation system
- Fiberglass Insulated dent-resistant exterior entrance door w/ weather stripping and adjustable sill
- BF Goodrich Flow Guard Gold CPVC pipes and fittings
- Weather resistant Shaftliner 2-hour rated USG fire separation wall system
- Smoke detector system w/ battery backup on every level and every bedroom
- Fire sprinkler system (attached homes only)

KITCHEN FEATURES

- Whirlpool self cleaning gas range
- Whirlpool dishwasher
- Whirlpool 1/3 HP garbage disposal
- Merillat quality designer kitchen cabinetry
- Built-in range hood w/ fan and light
- Storage pantry (select plans only)
- Formica/Wilsonart Laminated kitchen countertops with choice of color and brand
- Single lever no-drip faucet

BATHROOM FEATURES

- Ventilated closet organizers
- Single lever washerless/ no-drip faucets
- Cultured marble vanity tops and full vanity mirror
- Fiberglass tub/shower enclosure
- Designer accent lighting
- Towel bars/ paper holders

INTERIOR FEATURES

- Solid oak hand rails (plan specific)
- Upgraded six panel doors and bi-folds
- Colonial trim base, door, bi-fold, and cased openings

INTERIOR FEATURES CONTINUED

- Schlage/Dexter satin nickel door handles
- Low maintenance Mannington VEGA II No-Wax floors
- Choice of plush wall-to-wall carpeting with stain protection
- Thick cushion padding

EXTERIOR FEATURES

- Low maintenance Revere premium vinyl siding
- Low maintenance aluminum wrapped exterior fascia boards
- Continuous vent vinyl soffit
- Deluxe landscape package
- Sodded yards
- Seamless aluminum gutters/downspouts
- Tamko self-sealing fiberglass shingles with a 25-year limited warranty
- Front and rear frost free spigots
- Damp proof exterior electrical outlets (front & rear)
- Raised panel low maintenance steel garage doors
- Doorbell with chimes
- Premium vinyl sliding glass door
- Satin nickel entry package with door knocker, peep hole, kick plate and handle

FEATURES THAT PROVE OUR COMMITMENT

- PCS Homes quality construction
- Innovative floor plans by award winning architect
- Pre-settlement inspection and orientation
- One year drywall inspection and point up
- 1-Year Warranty on home
- 2-Year Limited warranty on systems in home
- Quality Builders 10-year warranty coverage
- Manufacturer warranties
- Convenient SPECIAL financing available through Bay Banc Mortgage

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