

**Sutton Place – Carlisle Collection
Impressive Elements**

DESIGNER KITCHENS WITH BREAKFAST NOOK

- Schrock "Hampshire" Cabinetry in Kitchen
- Premium Granite "Ubatuba" Kitchen Countertop with 4" Backsplash (standard radius edge)
- Pre-finished "Bruce" Hardwood Flooring
- Single Bowl Undermount Stainless Steel Sink w/ Spray and Single Control "Delta" Faucet (Chrome)
- Copper Supply Line for Refrigerator
- Pantry Food Closet (per plan)

DELUXE GE APPLIANCE PACKAGE (Choice of Black, White, or Bisque)

- Electric Self Clean Glass Top Range with Black Glass Door
- Non-Vented Space Saver Microwave
- Power Clean Energy Star Dishwasher
- Energy Star Side-by-Side Refrigerator

Elegant Powder Bath

- China Water Closet w/ Elongated Bowl (White)
- Quality Delta 8" Widespread Dual Control Chrome Faucet
- Mansfield Pedestal Sink (White) with Oval Mirror
- Ceramic Tile Flooring
- Chrome Towel Bar and Chrome Paper Holder

Deluxe Main Bath

- 4x4 Ceramic Tile Wall Surround at Tub or Shower with Tiled-In Soap Dish and Towel Bar (per plan)
- Curtain Rod at Tub and Clear Glass Shower Door Enclosure with Chrome Frame at Shower (per plan)
- China Water Closet w/ Elongated Bowl (White)
- Quality Delta 4" Centerset Dual Control Chrome Faucet
- 19" Round China Lavatory (White)
- "Mellowood" Vanity Cabinet with Post Formed Formica Top and Mirror
- Armstrong "Successor" No-Wax Linoleum Flooring at Main Bath (per plan)
- Chrome Towel Bar and Chrome Paper Holder

Lavish Master Bath

- 4x4 Ceramic Tile Wall Surround at Soaking Tub and Shower with Tiled Seat (per plan) with Tiled-In Soap Dish and Towel Bar
- Clear Glass Shower Door Enclosure with Chrome Frame
- China Water Closet w/ Elongated Bowl (White)
- Quality Delta 8" Widespread Dual Control Chrome Faucet
- Cultured Marble Top (Choice of 6 Marbelized Colors)with(2) Integral Sinks and Mirror
- "Mellowood" or "Richwood Lite" Vanities
- Ceramic Tile Flooring
- Chrome Towel Bar and Chrome Paper Holder

SPECIAL INTERIOR FINISH

- Energy Efficient 42" Gas direct vent fireplace. Includes: Quarry Tile Flush Hearth/Surround, Pine Painted Mantel
- Cathedral, Vault, or Tray Ceiling in Master Suite (per plan)
- Quarry Tile or Pre-finished "Bruce" Hardwood Flooring at Entry Foyer
- Wall-to-Wall Carpeting with 6lb pad through-out
- "Armstrong" No-Wax Successor Linoleum for Laundry or Mud Room
- Bench Seat with Storage at Mud Rooms (per plan)
- Colonial Six Panel Masonite Interior Doors with Satin Nickel Knobs and Hardware
- Oak Treads/Painted Risers & Stringers (Open)with Carpet Runner at 1st To 2nd Floor Stair.
- Stained and Finished Traditional Oak Railings Into Bull Nose (per plan)
- Painted Colonial Interior Millwork with 5 1/2" Baseboard
- 2 1/4" Picture Framed Cased Openings
- Stained and Finished Oak Capped Kneewalls (per plan)
- Deluxe "Free Slide" Shelving System for Maximum Storage and Convenience
- Smooth Ceilings and Smooth Walls Throughout
- Fully Sheetrocked Garage Finished Taped and Painted/Doors and Windows Trimmed (per plan)

DISTINCTIVE EXTERIORS

- Quality Insulated Low-E Pella Pro-Line Pre-finished White Windows with Internal Grids and Screens
- Quality Maintenance Free Upgraded Wood Grain Vinyl Siding w/ Panel Style Shutters (per plan)
- Covered Entry Porch (per plan)
- Quality Architectural "GAF Timberline" Roof Shingles with 30 Year Warranty
- Partial Brick Front Elevation(per plan)
- Carriage Style "Amarri" Steel Raised Panel Insulated Overhead Garage Doors with Glass Inserts and Door Openers
- Panel Style Insulated Pella 2 Lite Stainable Entry Door with Decorative Polished Bronze Handle Lockset including Integrated Deadbolt

HVAC

- Quality Energy High Efficiency Gas Forced Air Heating System
- Energy Saver 50 gallon Gas Hot Water Heater
- (13 SEER) Central Air Conditioning
- Humidifier

ELECTRIC / CATV

- Upgraded "Murray Feiss" Interior Light Fixture Package
- (4) Recessed Lights at Kitchen
- Exterior Light Fixture Package Including (2) Upgraded Lamp Posts with Electric Eyes
- (2) Garage Coach Lights
- 200 AMP Electric Service
- Waterproof Recessed Light at Master Bath Luxury Tub
- Smoke Detector in all Bedrooms, Upper and Lower Hall, and Basement - hardwired.
- Two GFI Exterior Outlets
- Door Chime
- Telephone Prewire with CAT.5 (high grade 8 conductor/ethernet & ISDN compatible) in 3 Predesignated Locations.
- Cable Television Prewire - RG-6/digital satellite/network capability in 3 Predesignated Locations.
- PVC Piping from Basement to Attic for future wiring
- Prewiring only for stereo speakers and volume control in (4) pre-designated locations, includes FM antenna

ENERGY CONSTRUCTION FEATURES

- Energy Star Labeled Homes
- 2 x 6 Exterior Wall Construction with 6" Fiberglass Batt Insulation for R-19 Sidewall Rating
- Dramatic Plant Ledges and Volume Ceilings (per plan)
- Fiberglass Insulation in Ceiling for R-38 Rating
- Polycel Foam Air Infiltration Package - Reduces Air Infiltration up to 20%
- Upper Exterior Perimeter of Basement Foundation Wall Insulated with Owens Corning FS-25 System
- Poured Concrete Foundation Walls
- 3,000 psi Basement Concrete Floors
- 4,000 psi Garage / Covered Porch Area Floors
- Ice and Water Shield Rubber Membrane at Roof Eaves and Valleys
- Two Frost Free Exterior Hose Bibs
- Passive Radon Sub-Slab Depressurization System Included

LANDSCAPING AND IMPROVEMENTS

- Lot Professionally Graded and Hydroseeded
- Landscaping Plantings Package Featuring Trees and Shrubs
- In-Ground Sprinkler System at Yard Area
- Blacktop Driveway (single flared to double width per plan)
- Cobble Paver Entry Walkway
- Black Painted Mailbox on Treated Post

PERSONALIZED DESIGN / CONSULTATION SERVICE

- Meeting at The Michaels Group Design Center for One Stop Color Selections with our Interior Designer. Homeowner will receive up to (3) three hour appointments. Any additional time with the Designer will require an additional charge payable to the Designer at final selections.

Please Note: The Michaels Group reserves the right to substitute materials specified with materials having comparable specifications and equal or better quality.