

## **Sutton Place – Kenwood Collection Impressive Elements**

### **DESIGNER KITCHENS WITH BREAKFAST NOOK**

- "Chadwood", "Mellowood" or "Richwood Lite" Cabinetry in Kitchen
- Square Edge Laminate Countertops
- Armstrong "Successor" No-wax Linoleum Flooring
- Single Bowl 8" 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 Range Hood
- Power Clean Energy Star Dishwasher
- Energy Star Side-by-Side Refrigerator

### **Luxury Baths**

- 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/Standard Bowl (White)
- Quality Delta 4" Centerset Dual Control Chrome Faucet
- 19" Round China Lavatory (White)
- "Chadwood" or "Mellowood" Vanity Cabinet with Post Formed Formica Top and Mirror
- Armstrong "Successor" No-Wax Linoleum Flooring(per plan)
- Chrome Towel Bar and Chrome Paper Holder

### **SPECIAL INTERIOR FINISH**

- Energy Efficient 36" 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
- Colonial Six Panel Masonite Interior Doors with Satin Nickel Knobs and Hardware
- Fully carpeted Main Stair with Painted Closed Stringer
- Stained and Finished Traditional Oak Railings Into Bull Nose (per plan)
- Painted Colonial Interior Millwork with 3 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 (one coat of tape) 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 "Amar" Steel Raised Panel Insulated Overhead Garage Doors with Glass Inserts
- 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

#### **ELECTRIC / CATV**

- Upgraded "Murray Feiss" Interior Light Fixture Package
- (1) Recessed Light at Kitchen Sink
- 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 Shower or Tub (per plan)
- 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

#### **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.