

## *Siena Lane* - The Classic Collection

All These Outstanding Quality Features  
Are Included in Your New Home

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

- Choice of "Chadwood" or "Richwood Lite" Cabinetry in Kitchen
- Post Formed Laminate Countertops
- Pre-finished "Bruce" Hardwood Flooring
- Single Bowl White Cast Iron Sink with Spray and Single Lever Delta "Signature" Faucet with spray (chrome)
- Copper Supply Line for Refrigerator
- Pantry Food Closet (per plan)

### **DELUXE WHIRLPOOL APPLIANCE PACKAGE**

- Self Clean Range with Black Glass Door (RF365PXMW)
- Non-Vented Range Hood with Filter (RH2630XJQ)
- Power Clean Energy Saver Dishwasher (DU840SWLU)

### **LUXURY BATHS**

- China Water Closets (White)
- 19" Round China Lavatories (White)
- Upgraded Dual Control Delta "Leland" Faucets
- Ceramic Tile Wall Surround Full Tub & Shower
- "Armstrong" Successor No-Wax Linoleum Flooring in Powder, Main and Master Baths (per plan)
- "Chadwood" Vanities with Post Formed Formica Countertop and Mirror

### **SPECIAL INTERIOR FINISH**

- Energy Efficient Gas direct vent fireplace. Includes: Quarry Tile Flush Hearth/Surround, Pine Stained Mantel
- Cathedral Ceiling in Master Suite
- Quarry Tile or Pre-finished Hardwood Flooring at Entry Foyer
- Wall-to-Wall Carpeting with 6lb Pad Through-out
- "Armstrong" No-Wax Successor Linoleum for Laundry
- Colonial Six Panel Masonite Interior Doors
- Stained and Finished Traditional Oak Railings (per plan)
- Stained and Finished Colonial Interior Millwork
- Stained and Finished Oak Capped Kneewalls (per plan)
- Deluxe "Free Slide" Shelving System for Maximum Storage and Convenience
- Smooth Walls and Ceilings Thru-out
- Fully Sheetrocked Garage (one coat of tape) / Doors and Windows Trimmed (per Plan)

## **DISTINCTIVE EXTERIORS**

- Quality Insulated Pella Pro-Line Windows with Grids and Screens
- Feature Windows include 1 x 6 Fluted Trim Surround for Architectural Exterior Detail (per plan)
- Quality Maintenance Free Wood Grain Vinyl Siding w/ Decorative Window Head Trim & Panel Style Shutters (per plan)
- Covered Entry Porch (per plan)
- Quality Architectural "GAF Timberline" Roof Shingles with 30 Year Warranty
- Steel Raised Panel Overhead Garage Door
- Panel Style Insulated Entry Door with Decorative Polished Brass Handle Lockset including Integrated Deadbolt

## **HVAC**

- Quality Energy Efficient Gas Forced Air Heating System
- Energy Saver 50 gallon Gas Hot Water Heater
- Air Conditioning (13 SEER)

## **ELECTRIC / CATV**

- Upgraded "Designer Fountain" Interior Light Fixture Package
- Exterior Light Fixture Package Including Upgraded Lamp Post with Electric Eye
- 150 AMP Electric Service
- Electrical Outlet provided for Garage Door Opener
- 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.
- Prewiring only for Speakers and Volume Control in (3) locations, includes FM antenna
- PVC Piping from Basement to Attic for future wiring.

## **ENERGY CONSTRUCTION FEATURES**

- 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-30 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 over Living Areas
- Two Frost Free Exterior Hose Bibs

#### **LANDSCAPING AND IMPROVEMENTS**

- Lot Professionally Graded and Hydroseeded\*
- Landscaping Plantings Package Featuring Trees and Shrubs \*
- Lawn Sprinklers at Disturbed Areas
- Blacktop Driveway Single Flared to Double Width - Per Plan)\*
- Brick Paver Entry Walkway
- \* See Landscape Agreement for Details

#### **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, Inc. reserves the right to substitute materials specified with materials having comparable specifications and equal or better quality.*