



THE HARBOR

4 Bedrooms • 4½ Baths • 3,325 - 3,940 SF



Traditional Front Elevation



Modern Front Elevation

First Floor



THE HARBOR

Available Only on Homesites _____

4 Bedrooms • 3.5 Baths • 3,325 - 3,940 SF

Second Floor





The Harbor Features

- ✘ Owner's suite on first level
- ✘ Expansive great room with large sliding doors facing waterfront
- ✘ Optional fireplaces
- ✘ Optional patio and pool
- ✘ Optional built-in grill
- ✘ Optional staircase to attic storage
- ✘ Each room on second level can be used as owner's suites
- ✘ Large loft area for multiple uses
- ✘ Optional wine cellar
- ✘ Optional pool and patio

Standard Features

Exterior Features

- ✘ Fiber cement 8¼" lap siding
- ✘ Aluminum wrapped fascia
- ✘ Continuous vented vinyl soffit
- ✘ 30 year architectural shingles
- ✘ Therma-Tru Smooth Star front door
- ✘ Andersen windows
- ✘ Two exterior hose bib (front and rear)
- ✘ Landscape package includes 15 shrubs, 2 trees, mulch beds, sod and hydroseed

Interior Finishes

- ✘ 2 panel solid core Masonite doors
- ✘ Schlage accent lever satin nickel hardware
- ✘ 2 coats flat off-white paint with semi gloss trim and doors
- ✘ Wood shelving in pantries and linen closets
- ✘ Full rod and shelving in coat and bedroom closet(s)
- ✘ 5¼" base trim
- ✘ 3 piece crown molding in foyer, dining and great room areas
- ✘ 3½" door and window casing (cased openings)
- ✘ Board and batten paneling in formal dining areas
- ✘ Oak stairs and handrails stained similar to hardwood floors with white painted risers

Flooring

- ✘ 5" engineered hardwood in great room, kitchen, breakfast nook, foyer, powder room and main level hallways (choice of stain)
- ✘ Plush Mohawk carpet with 6 lb pad in all bedrooms, upper level hallways, linen closets, bedroom closets, and secondary staircases
- ✘ 12" x 12" ceramic tile in all full baths, laundry rooms, and rear mud rooms (choice of colors)

Laundry

- ✘ GE 4.3 cubic feet front load washer in white
- ✘ GE 7.5 cubic feet electric dryer in white

Plumbing Faucets & Fixtures

- ✘ Proflo brand in a choice of finishes
- ✘ White elongated toilets in all baths

Kitchen

- ✘ Quartz countertops (choice of colors)
- ✘ Customizable Wolf cabinetry
- ✘ GE Profile stainless steel appliances:
 - 27.8 cubic feet refrigerator with French door and bottom freezer
 - 5.6 cubic feet gas convection range with warming drawer
 - 2.1 cubic feet microwave with sensory cooking controls
 - 24" dishwasher with 140 cleaning jets
- ✘ 32" single large bowl stainless undermount sink
- ✘ Grohe pull-out spray faucet
- ✘ Garbage disposal
- ✘ Full Baths
- ✘ 6" x 6" tile in shower areas (choice of colors)
- ✘ Granite vanity tops (choice of colors)
- ✘ Wolf vanity cabinetry

Electrical

- ✘ Ceiling fan prewires with 2 switches (light/fan) in great room, living room, family room, study, and all bedrooms (per plan)
- ✘ Smoke detectors in all bedrooms
- ✘ Smoke/carbon monoxide detectors on all levels
- ✘ Front door chime (doorbell)
- ✘ 200 amp main service – panel in garage area
- ✘ Two wall outlets (each side of bed) in owner's suite operated by separate switches
- ✘ Structured wiring 4 total telephone/cable outlets (2 & 2 or 3 & 1; choice of location) per plan in baths, kitchen, exterior, utility closet, walk-in closets, and foyer (choice of style and finish)
- ✘ Garage door opener(s) per plan with remote

Energy Efficiency

- ✘ 14 Seer A/C Goodman unit
- ✘ 92+ efficiency two stage propane gas furnace
- ✘ Digital programmable thermostat(s) per plan
- ✘ Crawl space dehumidifier per plan (n/a plan 9)
- ✘ Exterior walls – R20 dense Batts premium
- ✘ Ceiling – R49 dense Batts & Blown insulation
- ✘ Tankless water heater

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