



## STANDARD FEATURES

### KITCHEN FEATURES

**Whirlpool Smooth Cooktop, self cleaning oven**  
Whirlpool Microwave with turntable and range hood  
Whirlpool Dishwasher  
Stainless steel double bowl sink  
Single Lever Moen faucet w/ lifetime warranty  
Garbage disposal 1/3 horsepower  
Spacious walk-in pantry (per plan)  
Laminated countertops  
Vinyl no wax floor coverings  
Free upgrade to black/black or white/white appliances

### MASTER BATH FEATURES

Separate spacious tub and shower enclosures  
Soaking tub (per plan)  
Choice of clear or opaque shower doors  
"Quality" wood vanity cabinetry  
"Moen" faucets & bath fixtures, lifetime warr.  
Double-bowl cultured marble vanity  
Full length 42" plate glass mirror above vanity  
Spacious walk-in closet  
Fixed picture window over bathtub (per plan)  
Carpeted or vinyl master bath suite

### EXTERIOR FEATURES

Spinkler System for each home  
Year Round Exterior Maintenance  
Premium low-maintenance vinyl siding including Dutch Lap  
**Enclosed vinyl soffits and aluminum fascia**  
Aluminum porch columns (per plan)  
Prefinished aluminum gutters and downspouts  
**Porch ceilings are covered with vinyl**  
Carriage style garage doors with windows  
"Centurian" steel insulated exterior doors  
"Owens Corning" fiberglass 25-year roof shingles with full #15 felt underlayment  
16' wide concrete driveway; with six-sack mix, with broom finish, framed and sealed  
10' x 10' concrete patio  
Two freeze-proof exterior faucets  
Two exterior GFI electrical outlets

### QUALITY CONSTRUCTION FEATURES

7/16" OSB rigid wall sheathing  
2 x 4" exterior walls, 16" on center with kiln dried lumber  
7/16" OSB roof sheathing  
Drywall, screwed & nailed  
Engineered roof trusses  
2 x 10" floor joists, 16" on center  
**3/4" tongue & groove "Louisiana Pacific"-**  
"Topnotch" plywood glued and nailed with 25 yr. limited warranty  
Shut-off valves underneath all sinks

### INTERIOR FEATURES

**White 6-Panel colonist doors & trim**  
Continuous filament nylon carpeting w/stain res.  
**6-lb Rebond carpet pad**  
Smooth finish walls, sand swirl ceilings  
Skirt boards at all finished stairwells

3 1/4" Baseboard  
Two coats of paint on interior walls  
White outlets and switch plates  
Front door chime  
Switched ceiling lights in all bedrooms  
**\$750.00 lighting allowance**  
First-floor laundry w/ elect. dryer connection  
No-wax sheet vinyl flooring in laundry room & bathrooms  
One piece fiberglass tub and shower enclosure in hall bath

### ENERGY FEATURES

"Pennco" Windows with 3/4" insulating glass and tilt-in bottom sash  
**R-30 Blown ceiling insulation**  
R-13 Batt Wall Insulation (R-19 total wall)  
"Pennco" 3/4" thermal insulated glass on all fixed windows  
**"Lennox" Electric Furn. (80%+ efficient)**  
**"Lennox" Central Air (13-SEER)**  
"Pennco" vinyl sliding door in breakfast room (per plan)  
Cold air intakes in all rooms (excludes baths & closets)  
**"Tyvek" House Wrap**

### QUALITY FEATURES

200 amp electrical service w/ copper wiring  
Trac pipe on gas lines  
Pex pipe water lines  
Ground fault outlets per code  
Sump bucket w/ "Waterguide" drainage system  
Full height 7'10" pour steel reinforced basements  
**Personal meeting w/ job supervisor**  
to assure home is built to your expectations  
**Personal walkthrough with electrician**  
Personal walkthrough w/ phone/cable installer  
Final Walkthrough prior to closing  
**Independent Warranty Management Service provided by "ProHome"**  
**10 Year Independent Homeowner Warranty from Residential Warranty Corporation**  
Sodded front, side & Rear yards  
Louvered or panel style vinyl shutters

### ADDITIONAL FEATURES

Window grids at front of home  
Sidelites at front door (per plan)  
Exhausts fans in each bathroom  
Smoke detectors on each level & in all bedrooms  
Brass lock set with deadbolt on front entry door  
Prewire for Garage door opener  
Basement faucet  
**40-gallon water heater**  
Prewiring for (3) telephone & (3) cable outlets  
Strong low maintenance ventilated wire shelving in closets and pantries

### Keystone Homes Peace-of-mind Performance

Purchaser will have private job site meetings with project Superintendent, electrician, phone/cable installer, as well as, a thorough walk-through with Keystone Homes management staff on your closing date.