

Independence Farms

EMERALD SERIES STANDARD FEATURES

KITCHEN

- Whirlpool Stainless Steel Dishwasher
- Whirlpool Stainless Steel Electric Cooktop
- Whirlpool Stainless Steel Double Wall Ovens
- Whirlpool Stainless Steel Over-the-Range Microwave
- Echelon Maple or Birch Advanced Series Cabinets
 - Choice of 3 Door Styles
 - Choice of Stained or Painted Cabinet Finishes
 - Soft Close Cabinet Drawers and Door
- Granite Countertops
- Stainless Steel Undermount Kitchen Sink
- Delta Faucets
- Ice Maker Hook Up
- Garbage Disposal

BATH

- Echelon Maple or Birch Cabinets
- Soft Close Cabinet Drawers and Doors
- Adult Height Vanity in Master Bath
- Delta Faucets
- Elongated Toilets
- Chrome or Brushed Nickel Towel Rods and Toilet Paper Rods
- Framed Square Mirror over Vanities in Master Bath
- Framed Glass Shower Door in Master Bath

MECHANICAL ITEMS

- Electric Heat Pump
- 50 Gallon Electric Water Heater
- 200 AMP Electrical Services
- Block, Wire and Install for 3 Interior Ceiling Fans
- 1 Set of Flood Lights
- Pre-wire Cable and Phone Outlets (Total of 5)
- Recessed Lights (Total of 7)

SMART HOME PACKAGE

- Smart Thermostat
- Intelligent Lighting
- Smart Home Security Panel (monitoring optional)
 - 1 Motion Detector
 - 3 Door Detectors
- 1 App Control

INTERIOR ITEMS

- Carpet in Bedrooms, Bedroom Hallways, Family Room
- Vinyl in Secondary Bathroom and Utility Room
- Hardwood Floors in Foyer, 1/2 Bath, Kitchen, and Dining Areas
- Ceramic Floors in Master Bath
- Choice of One Wall Color from 4 Paint Selections
- Ceilings Painted White
- All Trim Painted White (semi-gloss)
- 6 Panel or Craftsman Elite Interior Doors
- Trim Package: choice of Colonial, Adams Casing or Craftsman Trim
- Attic Storage (per plan)
- Ventilated Shelving
- Brushed Nickel Interior Door Knobs & Hinges
- 9 Foot Ceilings—First Floor
- Garage Drywall Hung & Rough Taped (not insulated)
- Gas Vented Fireplace
- One Set of Oak Stairs in Two-Level Plans (excludes ROG, one-level)

EXTERIOR ITEMS

- 30 Year Dimensional Shingles
- Drain Tile Around Foundation
- Flat or Dutch Lap Siding (includes 8" white band at bottom if selected)
- Broom Finished Sidewalk from Front Doorway to Driveway
- Brick Foundation
- 70' Gravel Driveway
- Tilt-out Single Hung Vinyl Windows with Screen with Grills
- Gutters and Downspouts
- Black Powder Coated Aluminum Rails Front Porch and Steps
- Treated Wood Deck with Brick Piers +/- 168 SF (not included with standard covered porch)
- Automatic Garage Door Opener with 2 Remotes
- Finish Grade Seed & Straw Disturbed Areas
- Side Entry Garage (when available)
- Side Gable Overhangs
- Ridge Vent
- Up to 40' Clearing in Front and Rear Yard and 30' Side Yard