



**The Village**  
at Springbrook Farms

## Ranch Standard Features

### Exterior

- Stone and Beaded Siding Exterior with Cedar Impression Vinyl Shakes
- 30-Year Architectural Shingles
- Double Hung Windows
- Covered Entry
- Scalage Locksets and Exterior Deadbolts
- Therma TRU Doors
- Carriage Style Garage Door w/Opener
- Seeded Lawn and Landscaping package
- Sidewalks Throughout Community

### Interior Design Appointments

- 8' First Floor Ceilings
- Artistokraft Cabinetry
- Egress Window in Basement
- Phone & Cable Locations in all Bedrooms and Great Room
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### Heating Cooling / Energy Features

- Natural Gas Forced Air Furnace (92% Efficient)
- Central Air Conditioning (13 Seer)
- House Wrap an Insulation as follows:  
Basement Ceiling & Walls—R19  
Attic—R38 Blown

### Electrical / Appliance Package

- GE Over-the-Range Microwave
- Hotpoint Self Cleaning Electric Range
- Hotpoint Dishwasher
- Garbage Disposal
- Ice Maker Line
- Recessed Lighting Exterior

### Plumbing Package

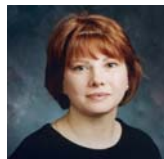
- Moen Faucets
- Flexible Supplies with PVC Drain Lines
- Frost Free Exterior Hose Bibs
- Public Water and Sewer

### Standard Construction Features

- Block Basement
- Foundation Drain System with Sump Bucket
- Engineered I-Joist Floor System on first floor
- 2x6 Construction to Maximize Energy Efficiency
- 1 Year Complete Home Warranty (will meet with homeowner after 1 year to address any issues with home)

### Square Footage

- The Morgan—1544  
Option for Second Floor Plan
- The Thoroughbred—1588  
Option for Second Floor Plan



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