

STANDARD FEATURES

FOX RUN SUBDIVISION – GEORGETOWN, KY



General Features

- ❖ Tyvek exterior house wrap
- ❖ Strong-tie structural system
- ❖ Termite pre-treated foundations
- ❖ Rough-in for Passive Radon vent
- ❖ Rheem 14 Seer 3.5-ton electric heat pump (*Gas furnace available as upgrade*)
- ❖ 50-gallon electric water heater (*Gas water heater available as upgrade*)

Exterior Features

- ❖ Choice between 2 “Elevations” of each floorplan - each with unique exterior decorative features
- ❖ Brick veneer (*stone available as upgrade*)
- ❖ Vinyl siding – choice of color
- ❖ Covered front porch
- ❖ 25-year dimensional shingles – choice of color
- ❖ 6’8” front door – choice of color, 2 unique door styles (*8’ door and additional styles available as upgrade*)
- ❖ Deadbolts on all exterior doors – choice between Nickel or Bronze handle and lockset
- ❖ Garage door with 2 openers – choice of color, panel, and window style
- ❖ Aluminum gutters and downspouts
- ❖ Decorative shutters – choice of style and color
- ❖ Concrete driveway and back patio (*covered patio available as upgrade*)
- ❖ 2 exterior water spickets
- ❖ Landscaping package – sod in front and sides of home, backyard sodded up to 30’

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Interior Features

- ❖ 9' walls on first floor, 8' walls on second floor (*vaulted ceilings in select floorplans*)
- ❖ Mold-resistant drywall lining kitchen, laundry, and baths
- ❖ Smooth-finish drywall on all interior ceilings, textured ceiling in garage
- ❖ Sherwin Williams paint package – choice of 2 wall colors, ceiling color, and trim color
- ❖ Colonial-style trim (*Craftsman available as upgrade*)
- ❖ Craftsman series interior doors – 4 door styles to choose from
- ❖ LVP in foyer, entry closet, kitchen/pantry, family room, breakfast area, and half bath (*Additional locations and hardwood available as upgrades*)
- ❖ Ceramic tile in laundry and all full baths (*Upgrade styles available*)
- ❖ Carpet included in dining/flex room, all bedrooms, bedroom closets, upstairs hall, and stair steps
- ❖ First-floor master suites – with attached bathroom and walk-in closet
- ❖ Stand-up fiberglass shower in master bathroom (*Walk-in tile shower and soaker tub available as upgrade*)
- ❖ Under-mounted stainless-steel kitchen sink – choice of bowl style (*Farmhouse sink available as upgrade*) with food disposal and Delta faucet
- ❖ Choice between Chrome or Nickel plumbing fixtures (*Bronze available as upgrade*)
- ❖ Granite countertops in kitchen and full baths – choice of color and edge cut (*Quartz and additional styles available as upgrade*)
- ❖ Luxor cabinetry – choice of color (*Additional styles and colors available as upgrade*)
- ❖ 36" vent-free gas fireplace with palmetto oak log set – stained cedar mantel with choice of stone or shiplap surround below (*surround to ceiling height available as upgrade*)
- ❖ Whirlpool all-electric appliance package – includes side-by-side refrigerator with ice maker, dishwasher, microwave, smooth-top oven range (*Builder provides allowance*)
- ❖ 5 tv outlets (one in living room and one in each bedroom), 2 internet cable outlets, 3 USB receptacle outlets, and 2 ceiling fans (1 in master bedroom and 1 in family room)
- ❖ Choice of decorative light fixtures (*Builder provides allowance*)