



The Congaree Standard Feature Sheet

Front Porch	<ul style="list-style-type: none"> • White fiberglass columns per plans • Lighting per plans • Vinyl beadboard ceiling (White color) • Poured concrete floor • Poured concrete walkway • Painted fiberglass front door with sidelites and transom
Foyer/Entry Hall	<ul style="list-style-type: none"> • Shaw Luxury Vinyl Plank Flooring (Dark Elm color) • LED flush mount light fixture
Office/Bedroom	<ul style="list-style-type: none"> • Shaw Carpet with 8 pound pad (Dreamweaver Broadcast Plus in Flax Beige, Silver Birch, Latte or Cinder color) • Flushmount light fixture prewired for ceiling fan • Closet with wire shelving • TV hookup
Powder Room	<ul style="list-style-type: none"> • Shaw Luxury Vinyl Plank Flooring (Dark Elm color) • Maxwell Pedestal sink • 4" 2 handle faucet by Huntington Brass (Chrome finish) • Mansfield Alto Toilet with round seat • Vanity light • Oval Mirror • Toilet paper holder and towel ring
Great Room	<ul style="list-style-type: none"> • Ceiling Fan with Light Kit • Shaw Luxury Vinyl Plank Flooring (Dark Elm color) • TV hookups
Dining room	<ul style="list-style-type: none"> • 3 bulb Chandelier • Shaw Luxury Vinyl Plank Flooring (Dark Elm color) • Sliding door to backyard
Kitchen	<ul style="list-style-type: none"> • Shaw Luxury Vinyl Plank Flooring (Dark Elm color) • Walk in pantry, wire shelving • White cabinets, shaker style door, soft close drawers and guides, 8' cabinet height • Stainless steel Samsung appliance package to include dishwasher, 30" electric range, over-the-range microwave, and side-by-side Refrigerator • Single pull-down faucet with sprayer by Huntington Brass (Chrome finish) • Garbage disposal



	<ul style="list-style-type: none"> ● Cabinet hardware - Oil Rubbed Bronze ● Lighting per plans ● Himalaya White, St. Cecelia Light or Steel Grey Granite countertops with 4" backsplash ● Integrated trash roll-out ● Large island with seating ● Undermount stainless steel single bowl sink
Laundry Room	<ul style="list-style-type: none"> ● Wire shelf above washer and dryer ● 13x13 VA Foundation Porcelain Tile Flooring (White color) (Oyster Gray grout color) ● Lighting per plans ● Washer/Dryer hookups
Master Bedroom	<ul style="list-style-type: none"> ● Shaw Carpet with 8 pound pad (Dreamweaver Broadcast Plus in Flax Beige, Silver Birch, Latte or Cinder color) ● Ceiling fan with light kit ● TV hookup
Master Closet	<ul style="list-style-type: none"> ● Shaw Carpet with 8 pound pad (Dreamweaver Broadcast Plus in Flax Beige, Silver Birch, Latte or Cinder color) ● Wire shelving ● Lighting per plans
Master bathroom	<ul style="list-style-type: none"> ● 13x13 VA Foundation Porcelain Tile Flooring (White color) (Oyster Gray grout color) ● 60" White Double vanity with shaker doors (Chrome finish hardware) ● 3cm Himalaya White, St. Cecelia Light or Steel Gray Granite with 4" backsplash, 2 porcelain undermount sinks ● 2- 4" spread faucets by Huntington Brass (Chrome finish) ● Bath Accessories in Chrome finish: 2 towel bars, 2 towel rings, 1 toilet paper holder ● Fiberglass shower pan with tile walls 7' high and 1 niche ● Shower fixtures with 5" showerhead by Huntington Brass (Chrome finish) ● Mansfield Alto Toilet with round seat ● Lighting per plans ● 2- 2 bulb vanity lights above mirrors ● Sheet mirror over vanity ● Exhaust fan
Upstairs	<ul style="list-style-type: none"> ● Shaw Carpet with 8 pound pad (Dreamweaver Broadcast Plus



Hall/Common Areas	<ul style="list-style-type: none"> in Flax Beige, Silver Birch, Latte or Cinder color) ● Lighting per plans ● Unfinished Attic Access
Secondary Bedrooms	<ul style="list-style-type: none"> ● Shaw Carpet with 8 pound pad (Dreamweaver Broadcast Plus in Flax Beige, Silver Birch, Latte or Cinder color) ● Flushmount light, pre-wired for ceiling fan ● Wire Shelving in closets ● TV Hookup
Secondary Bathrooms	<ul style="list-style-type: none"> ● Aquatic Acrylic Tub/Shower combo ● 13x13 VA Foundation Porcelain Tile Flooring (White color) (Oyster Gray grout color) ● 60" double white colored vanity with shaker doors (Chrome finish hardware) ● 4" spread faucet by Huntington Brass (Chrome finish) ● 3cm Himalaya White, St. Cecelia Light or Steel Gray Granite with 4" backsplash, porcelain undermount sink ● Mansfield Alto Toilet with round seat ● Sheet mirror ● (1) 3 light vanity fixture in chrome ● Exhaust fan ● Bath Accessories – towel ring, towel bar, toilet paper holder in chrome ● Shower and tub fixtures with 5" showerhead by Huntington Brass (Chrome finish)
Garage	<ul style="list-style-type: none"> ● 2 car garage prewired for opener per plans ● Aluminum doors, 16x8 Short panel 2200 series White, non-insulated ● Lights per plans
Exterior	<ul style="list-style-type: none"> ● HardiePlank Lap Siding ● Louvered shutters per plans ● Aluminum cornice (white) ● Concrete Patio 4'x5' ● Sod in front and back yards (6 Pallets centipede) ● Irrigation system in sod areas ● 6 Foundation plants, 1 medium tree; 20 bales pinestraw in front bed area ● Concrete driveway at garage ● Architectural roof shingles as indicated on plans (Dual Black)



	<ul style="list-style-type: none"> ● Exterior door hardware – deadbolt (Oil Rubbed Bronze finish) ● 2 Exterior Hose Bibs and Receptacles
Whole house	<ul style="list-style-type: none"> ● 9’ ceilings downstairs, 8’ upstairs ● Trim and casing: 5-1/4” one piece baseboard; door casing 356 ● Vinyl low-e insulated glass windows (white) ● Oil Rubbed Bronze interior doorknobs and hinges ● 2 panel interior doors with square top ● Interior paint—SW Extra White Trim, White Kitchen Cabinets, Choice of Worldly Gray or Silverpointe by Sherwin Williams in flat finish for walls ● PEX plumbing throughout ● 200 amp electrical service, buried lines ● Tankless water heater ● Insulation – R13 exterior walls, R-19 floors, and R-30 ceilings ● 14 seer American Standard HVAC system, programmable thermostats

Note:

This feature sheet is for general information only and has not been developed to full specifications.