



The Edisto Standard Feature Sheet

Front Stoop	<ul style="list-style-type: none"> • Fiberglass columns per plans (White color) • Lighting per plans • Vinyl beadboard ceiling (White color) • Poured concrete floor • Poured concrete walkway • Painted 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 • Coat closet with wire shelving under stairs
Bedroom/Office	<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, 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
Dining Room	<ul style="list-style-type: none"> • 3 bulb chandelier • Shaw Luxury Vinyl Plank Flooring (Dark Elm color)
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 handle pull-down faucet with sprayer by Huntington Brass (Chrome finish) • Garbage disposal • Cabinet hardware - Oil Rubbed Bronze • Lighting per plans • Himalaya White, St. Cecelia White or Steel Grey Granite countertop with 4" backsplash



	<ul style="list-style-type: none"> ● Integrated Trash roll-out ● Island with overhang for seating ● Undermount stainless single bowl sink
Great Room	<ul style="list-style-type: none"> ● Ceiling Fan with Light Kit ● Shaw Luxury Vinyl Plank Flooring (Dark Elm color) ● TV hookups ● Sliding Door to backyard
Laundry Room	<ul style="list-style-type: none"> ● Wire shelf above washer and dryer ● 13x13 VA Foundation White 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 Bathroom	<ul style="list-style-type: none"> ● 13x13 VA Foundation White 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 Grey Granite with 4" backsplash, 2 porcelain undermount sink ● 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 7' high tile walls and 1 niche ● Mansfield Alto Toilet with round seat ● Lighting per plans ● 2- 2 bulb vanity lights above mirrors ● Sheet Mirror over vanity ● Exhaust fan ● Shower fixtures with 5" showerhead by Huntington Brass (Chrome finish)
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
Stairs/Upstairs	<ul style="list-style-type: none"> ● Shaw Carpet with 8 pound pad (Dreamweaver Broadcast Plus



Hall/Common Areas	<p>in Flax Beige, Silver Birch, Latte or Cinder color)</p> <ul style="list-style-type: none"> ● Lighting per plans ● Unfinished Attic Access ● Linen Closet with wire shelving
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 fans ● Wire shelving in closets ● TV Hookup
Secondary Bathroom	<ul style="list-style-type: none"> ● Aquatic Acrylic Tub/Shower combo ● 13x13 VA Foundation White Porcelain Tile flooring (White Color)(Oyster Gray grout color) ● 32" single white colored vanity with shaker doors (Chrome finish hardware) ● 4" spread Faucet in Chrome ● 3cm Himalaya White, St. Cecelia Light or Steel Grey 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 finish ● 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



	<ul style="list-style-type: none"> ● Architectural roof shingles as indicated on plans (Dual Black) ● 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; window and door casing 356 ● Vinyl low-e insulated glass windows (white) ● Interior doorknobs and hinges (Oil Rubbed Bronze finish) ● 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.