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## JOINER VILLAGE

### Energy Features

- Low-E High Efficiency windows
- **American Standard**® 14 SEER HVAC system with natural gas heat
- **AO Smith**® tankless natural gas water heater
- **Honeywell**® programmable thermostat
- LED light fixtures

### Exterior Features

- **HardiePlank**® smooth fiber cement lap siding
- **HardiePlank**® fiber cement shake accents
- Slab foundation
- Decorative window grids
- **IKO**® 30 year architectural roof shingles
- Double Garage with white raised panel garage door
- Landscape package includes 2 zone irrigation system, 6 pallets of centipede grass, 6 shrubs, 1 tree, and 20 bales pine straw
- Gutters on front porch and rain diverter over rear door
- **Sentricon**® termite colony elimination system
- Buried electrical lines
- Concrete driveway and walkway

### Interior Features

- Smooth ceilings throughout
- 9' ceiling height downstairs
- Walk-in closet in Owner's Suite
- Ventilated white shelving in closets, pantry, and laundry
- Pull down attic stair or attic access

### Interior Features

- **Sherwin Williams**® Choice of 1 interior wall color-Worldly Gray or Silverpointe
- 5-1/4" base board
- 2-1/4" casing with stool on all windows
- Two panel square top interior doors with Oil Rubbed Bronze hardware and 2-1/4" casing
- 13"x13" VA Foundation tile floor in laundry, Owner's bathroom, and secondary bathrooms
- **Dreamweaver**® Broadcast Plus carpet with 8# pad in all bedrooms, and loft
- **Dealer Supply**® Shaw 7" Luxury vinyl plank in foyer, kitchen, dining room, pantry, mud room, and great room
- White kitchen cabinets with 3cm Granite and stainless steel single bowl undermount sink
- Bathroom vanities with 3cm Granite and porcelain undermount sinks
- **InSinkErator**® ½ hp garbage disposal
- Oval mirror in powder room, sheet mirror in full baths
- \*\*\***Samsung** Stainless Steel appliance package includes; 30" freestanding 4 burner electric range, over the range microwave, dishwasher with hidden controls, and side by side refrigerator with ice maker supply line

### Electrical Features

- Cable outlet in Living room and all bedrooms
- Ceiling fan with light in Owner's bedroom and great room
- Ceiling fan prewire in secondary bedrooms
- Two exterior weatherproof GFI outlets
- Three GFI outlets in Garage
- Prewired for Garage door opener
- Co2 detectors on each level of home
- Two exterior Flood lights
- Hardwired smoke detectors throughout

### Plumbing Features

- **Hunington Brass**® Chrome kitchen and bathroom faucets, chrome tub and shower controls
- Double vanity in Owner's bathroom
- Fiberglass shower pan with tile surround and niche in Owner's bathroom
- **Aquatic**® Fiberglass low maintenance tub/shower combination in secondary bathroom
- Pedestal sink in powder room
- **Mansfield**® Alto™ round toilets
- Two exterior hose bibs
- Washer and dryer connections in laundry room