

Sycamore Downs Standard Features

DISTINCTIVE INCLUDED FEATURES

- 10-Year Residential Warranty By QBW
- Overhead lights in all bedrooms includes fan supports
- Wall TV and fiber ready! Central panel with 2 coax, 2 Cat-5e drops in Great Room. 2 HDMI runs for equipment placement away from TV in Great room. 1 Cat-5e and 1 Coax upstairs and in Owner's Suite. 2 Coax and a Fiber conduit to central panel from outside
- 9' ceilings on the main level
- Garage door opener, two remotes with exterior keypad and Wi-Fi capability
- Crown molding in Dining Room and Foyer
- 5-1/4" Baseboards throughout
- Decorative chair rail in the dining room (per plan)
- 5-inch Luxury Vinyl Plank floors in the Foyer
- Ceramic Tile Tub Surround in the Owner's Bath
- Wrought Iron spindles and Oak Handrails on first floor staircase
- Natural gas Tankless water heater with recirc pump

QUALITY CONSTRUCTION FEATURES

- 3/4" tongue and groove sub-floor glued & nailed on second floors
- Advanced framing techniques used to eliminate "dead" corners and eliminate waste
- Engineered Floor and Roof System
- "Jamb Saver" Exterior door frames

ENERGY SAVING FEATURES

- Insulated doors and MI double-glazed argon filled high efficiency low-E vinyl tilt windows
- R-15 batt insulation in exterior walls, R49 blown fiberglass attic insulation and R10 Slab Insulation
- Sealed bottom plates to prevent air intrusion
- High Efficiency 16 SEER central A/C and gas furnace
- GE Stainless Steel Energy Star Appliances
- Sealed and insulated ductwork
- HERS Rated for Energy Efficiency by third party inspector

KITCHEN FEATURES

- Flowing, functional and innovative designs
- Stainless Steel GE Appliances: smooth top range, vented range hood and dishwasher
- Disposal
- Custom Granite countertops with deep double bowl stainless steel sink
- Moen Camerist Chrome faucet with sprayer
- Staggered height Marsh kitchen cabinets with Crown Mold, and angled upper corner cabinets with glass fronts per plan
- Ceramic Tile Backsplash

BATH FEATURES

- Chrome Moen Eva faucets
- Easy maintenance smooth wall fiberglass Tub/Shower enclosures
- 36" comfort height vanities in all baths
- White quartz vanity tops in bathrooms
- Comfort Height Elongated Bowl Toilets

EXTERIOR FEATURES

- 30-year warranty Architectural shingles
- 2 coach lights at garage
- Outside water hose-bib (2)
- Outside weatherproof electrical outlet (2)
- Professionally landscaped yard with sodded front yard, 1 tree and 7 shrubs
- Low maintenance vinyl siding with vinyl trim
- Raised panel shutters
- Aluminum seamless gutters and downspouts
- 12'x12' concrete patio

INTERIOR FEATURES

- Two panel square top interior doors
- Wood wrapped window jambs with applied casing
- Ceiling fan and light installed in Family Room
- Stain Release plush carpeting in choice of colors
- Dense carpet cushion
- Durable no-wax vinyl flooring in choice of colors
- Smoke and Carbon monoxide detectors per code
- Ventilated, vinyl-coated "Total Slide" Closet Maid shelving in closets
- Designer brushed nickel finish light fixtures and door hardware
- Drywalled and painted garage interior

10/15/2025

