



Creekside Farms



Enchanted Advantage

Cabinet Standards

- Marsh Cabinets, Cambridge or Atlanta 1 Style with Crown Molding, to have a Stained or Painted Finish
- Cabinets Bump Up/Out at Microwave, Refrigerator, and Corner
- Base Height Cabinets in Bathrooms
- Bead Board Panels on Cabinet Ends and Wall Panels for Refrigerator
- Matching Hardware - Choice of Oil Rubbed Bronze or Brushed Nickel Finish
- Granite Counters (To Choose from Builder's Options)

Electrical Standards

- Ceiling Fans in Living Room, All Bedrooms, Office and Covered Porch (Also Sun Room and Bonus Room, if Applicable)
- Standard Light Package
- Recessed Lights in Kitchen (6)- with the Option to Trade (2) for Hanging Pendants, (4) in Living Room and (1) Above Each Bathtub or Shower
- Appliances Included are Stove, Dishwasher, Garbage Disposal and Microwave- (Stainless)

Interior Trim Standards

- Homes will have 9' Ceiling Minimum
- A 2-Story Plan will have a Stained Handrail with Wrought Iron Spindles
- Fireplace with Full Stone (Floor to Ceiling)
- Arched Openings (If Shown on Selected Plan)
- Tray Ceiling in Master Bedroom and Dining Room (If Shown on Selected Plan))
- Standard Sheetrock Package Including Square Corners, Knockdown Ceilings and Smooth Walls
- Crown Molding with Rope Light in Two Locations
- Crown Molding in Living Areas (Living Area Defined as Any Area Accessible Without Passing Through a Doorway. 2nd Floor is Never Considered Living Area)
- Chair Rail in Living Areas
- RB-3 Trim with 5 Inch Baseboards
- Cased Interior Windows and Doors
- 2-Tone Paint in Chair Rail Areas (Choice of Upper Paint Color, Lower Paint Color and Trim Paint Color from Builder's Color Options)
- Semi-Gloss Paint on Trim/Eggshell Paint on Walls
- Framed Mirrors in All Bathrooms

Flooring Standards

- Pre-Engineered Hardwoods in Living Area (To Choose from Builder's 3 ¼" Shaw, 5" Shaw or 5" Hand Scraped Options)
- Tile Flooring in Laundry and Bathrooms (To Choose from Builder's Options)
- Carpet in All Bedrooms (To Choose from Builder's Options)

Plumbing Standards

- Jetted Tub in Master Bath (If Shown on Selected Plan)
- Tile Shower in Master Bath with a Frame Less Glass Door, One Seat or Bench and One Niche
- Master Bathroom with a Double Vanity (If Shown on Selected Plan)
- Tub/Shower Combo in any Other Full Bath (If Shown on Selected Plan)
- Comfort Height Toilets in All Bathrooms
- Utility Sink (If Shown on Selected Plan)
- Peerless Brand Plumbing Fixtures
- Lenox 14 Seer Natural Gas Heat Pump
- Natural Gas Tank Less Water Heater and Natural Gas Fireplace
- Frost Free Exterior Spigots

Exterior Standards

- Sod Front Yards, Up To 5,000 SF and Seed/Straw of Disturbed Areas
- 3 Zone Irrigation (*does not include a designated water meter or a backflow valve)
- Homes Are Constructed on Concrete Slab (If Slope of Selected Lot Allows)
- Extra Wide Concrete Driveway
- Finished Garage with Trim, Paint and Garage Door Hardware
- Utility Door and Window in Garage (If Shown on Selected Plan)
- Custom Site-Built Columns on Front and Back Covered Porch (If Shown on Selected Plan)
- Site-Built Wood Construction
- Extended Gable Over-Hangs
- 12'x12' Covered Back Patio w/ Ceiling Fan
- Patio Door to Covered Porch of Home (If Shown on Selected Plan)
- 10X12 Uncovered Concrete Pad
- Single Hung, Silverline Windows by Anderson with a Prairie Grid (Beige or White)
- Fiber Cement Exterior with Vinyl Soffit/Fascia and a Choice of Three Paint Selections-1 for Body, 1 for Gables and 1 for trim
- LP Shake in the Front Gable(S) On Select Plans
- Stone Accents on Front of House (Stone Placement Determined by Builder)
- 30 Year Architectural Shingles (Choice of 2 Colors)
- Central Mail Box Unit

Home Owner: _____ Date: _____

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Enchanted Representative: _____ Date: _____

* These standards are subject to change and do not reflect upgrades or changes in your contract.