



Alford Meadows: Included Features

Exterior

- 30-year architectural grade shingles
- Exterior elevations a combination of siding and cultured stone
- Vinyl double pane windows
- Factory primed OSB siding
- Large concrete patio and covered Trex deck
- Two water spigots
- Two weatherproof outlets

Interior

- Hardwood flooring in Entry, Kitchen, Dining and Living Room areas
- Upgraded, environmentally friendly carpet, (100% recycled materials)
- Tile floor in Master Bath, Main bath and Laundry room
- Designer leaded glass front door
- Insulated overhead garage door
- Knotty Alder trim, windowsills and halfwall caps
- Solid Knotty Alder doors

Wiring

- 2 telephone jacks (4 line capability)
- 2 cable television jacks
- Smoke detectors in basement, main floor and every bedroom
- Wiring for garage door opener

Lights

- Ceiling fan in living room and Master bedroom
- Two exterior garage lights, one exterior light at all other entrances
- Two Track lights in kitchen
- Two recessed lights (one over kitchen sink, one over stairs)
- Accent lights in Art Niches and Plant ledges

Kitchen

- Slab granite countertops
- Upgraded appliances package (Smooth-top Range, dishwasher, micro-hood)
- Stainless steel kitchen sink
- Ice-maker line
- Knotty Alder cabinets (flat panel doors)
- Tiled backsplash

Baths

- Full main bath w/tiled tub/shower (no door)
- Four-piece master bath with walk-in shower
- Knotty Alder cabinets and slab granite counters
- Tiled backsplash

Insulation

- R21 walls, R38 ceiling in house
- R 11 walls, R 19 ceiling in garage and basement

Mechanicals

- 50 gallon water heater
- 92% High efficiency furnace

Basement

- Full bath in rough-in basement
- Sump pit w/ perimeter drains (pump not included)