

# • *Craftsman Village Homes* •

*Quality Homes, Timeless Designs*

## *Argyle Town Village* *Standard Features*

### ***INTERIOR DESIGN FEATURES***

- Custom Laid Tile in Entry, Dining, Kitchen, Family, Utility Room and all Baths
- Quality Carpet Choices per Design Board
- Gas Heatilator fireplace with switch start
- Fireplace Surrounds & Mantels (several custom selections available)/granite/brick/wood
- Painted Wood Balusters with Stained Handrail
- Rounded Sheetrock Corners in Arched Openings
- Crown Molding in Entry, Kitchen, Dining, Family, Master Bedroom (paint grade)
- 6" Base Moldings in Entry, Family, study, Kitchen/Nook, Master Bedroom and 3 ½" in Secondary Rooms (Paint Grade)
- 8 ft. doors throughout (Paint grade)
- Custom Cabinets per Plan ash or knotty alder
- Seasonal Hanging Rods in Closets (per plan)
- Dramatic Raised and Sloped Ceilings (per plan)
- Custom Lighting Packages
- 4-Pre-Wired Ceiling fans
- 4-Pre-Wired CAT 5A Telephone Jacks
- 2-Pre-Wired RG6 TV Outlets
- Full Security System

### ***EXCEPTIONAL KITCHEN FEATURES***

- GE Appliances / Stainless
- Granite Countertops with Tile Backsplash
- Tile Flooring in Kitchen & Breakfast
- Stainless Steel deep under mount sink
- Satin Finish Plumbing fixture/Delta
- Gourmet Breakfast Bars (per plan)
- Recessed Can Lights (per plan)
- Garbage Disposal
- Icemaker Connection

### ***OWNERS RETREAT***

- Custom Vanity Cabinets and Linens per plan
- Drop in Garden Bathtub/tile tub Surround
- Linen Cabinets/ per plan
- Granite Countertops with under mount sinks
- Recessed Shower with Tile Surround
- Rubbed Bronze Plumbing Fixtures/Delta

- Obscure Glass Garden Window
- Framed Mirrors
- White Elongated Toilet
- Seasonal hanging in closets per plans
- Seats in showers per plan

### ***SECONDARY BATHS***

- Vanities and Linens Per Plan
- Tile Flooring 12 x 12
- White Steel Tub / Shower With Ceramic Tile Surround and one decorative Row Pattern/recessed tile floor into foundation
- Granite tops with under mount sink
- Rubbed Bronze Plumbing Fixtures/Delta
- Framed Mirrors
- White Elongated Toilets

### ***OUTSTANDING EXTERIOR FEATURES***

- Concrete Fiberboard Siding (per plan & elevation selection) perforated soffit trim
- Columns to be enhanced with brick or cedar
- Wrought Iron Mail Box with Address Numbers
- Custom Iron Address Plates on Front of House
- Exterior Designs / Distinctive Period Architecture  
Covered Rear Patio/Covered Front porch
- Full Guttering around House
- 30 Year Composition Shingle
- Full Sprinkler System
- Full Sod Front and Rear Yards
- Custom Landscape Package in Front
- Wrought Iron Fencing across Front (Sides and Rear Cedar Wood on steel poles), stained
- Two Exterior Hose bibs
- Dual Flood Lights in rear yard/coach lights on side of garage door
- Decorative Steel Garage Doors with 1/3 hp Door Openers

### ***ENERGY PACKAGE***

- Vinyl Low E Windows

- Programmable Digital Thermostat
- Efficient 16 SEER Carrier System
- High Efficiency Gas Furnace
- Radiant Barrier in attics
- Efficient 50 Gallon Gas Water Heater
- R-15 Blown in Ultra Fit Insulation in walls
- R-30 Fiberglass in Exposed Floors
- R-22 Fiberglass in Vaults
- R-38 Blown Cellulose in Attic Ceilings
- Vented Soffits for Attic Air Circulation
- Base Plates foamed Sealed Underneath Plate
- Penetrations Foam Sealed
- Gable Vents & Several Low Profile Roof Vents
- Upgraded Energy Saving Packages Available

***items deviating from these boards will need to be priced individually. Any deviation from the Standard Feature sheet will be noted in the Contract or on a fully executed Change order.***

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***Owner(s)***

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***Builder***

### ***HIGH CONSTRUCTION STANDARDS***

- Engineered Post Tension slab Foundation
- Treated Base Plates Bolted to Foundation
- All Sheetrock Fastened with Screws
- Pre-treated for Termites
- Rebar Steel in Driveway and Sidewalks
- Pex Brand Flexible Water Lines with Black Copper Clamps
- ¾" Tongue & Groove Glued and Nailed Sub-Floor
- 2 x 4 Exterior & Interior Walls 16 OC
- Buyers Pre-Construction Walk-through
- Buyer New Home Orientation

### ***WARRANTY PROGRAMS***

- 1 Year Workmanship / Materials Defects
- 2 Year Major Mechanical
- 10 Year Major Structural
- Manufactures Warranties (See New Home Owner Manual)
- Bonded Builders Warranty Program Optional

***Pricing, products, features and specifications are subject to change without prior notice or obligation. Noble Village Classic Homes LLC,***

***Revised 1/5/13***



***When making selections for your new home items on our Standard Selection boards are included in the price, any***