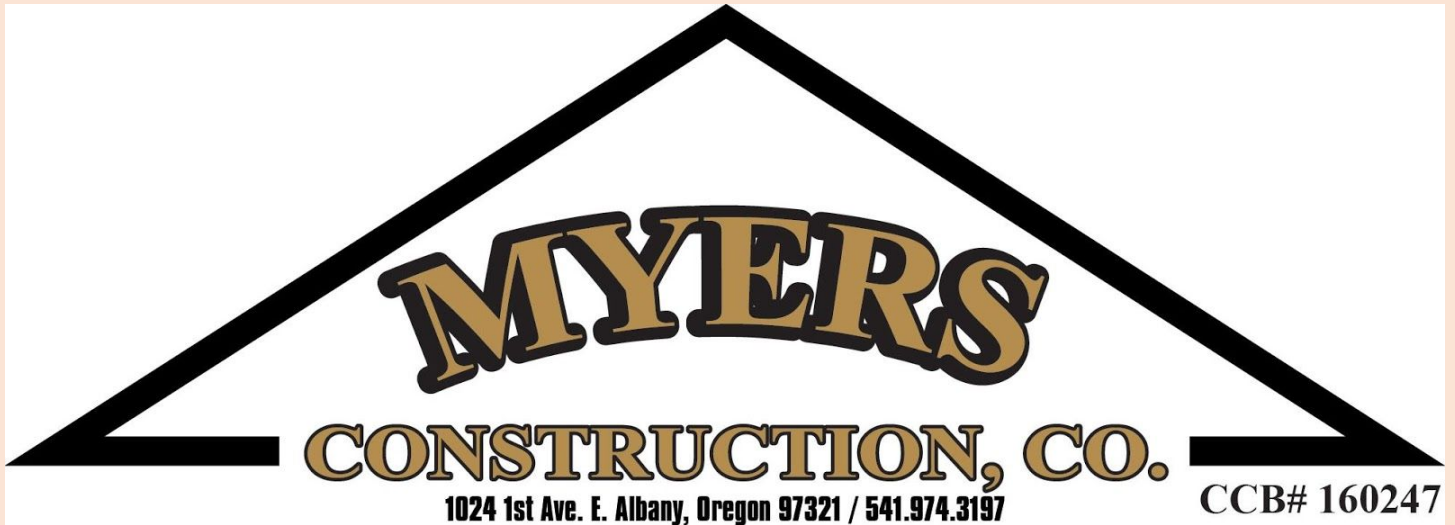


Penny Crossings - North Albany

Standard Features List



Exterior

Stylish exterior home design and accents.

- Professionally landscaped and irrigated front yards
- James Hardi fiber cement siding (Hardi-Plank)
- Concrete driveways and walk-ways
- Architectural lighting for added safety
- Cultured stone masonry accents
- Front door with security bolt
- Concrete rear patio or decking (per plan elevation)
- Designer chosen exterior paint
- 2x6 exterior double wall construction
- 2 exterior hose bibs
- Insulated garage door with keypad opener/2 openers
- 35 year Dynasty roofing

Interior

Sophisticated and inviting interiors are enhanced by dramatic vaults, abundant windows and open plans.

- Minimum 9' ceilings on the main floor
- Luxurious and warming 36" gas fireplaces
- Oversized master bedrooms (per plan)
- Ply-Gem windows
- 3/8 Pre-engineered hardwood flooring & carpet with 8lb pad
- Square drywall corners with fully wood wrapped windows and doors in living entry way, wood wrapped windows
- Mirrors and bath hardware in all baths, solid surface counters and linoleum floors

- Brushed nickel hardware, plumbing and lighting fixtures
- Designer selected interior paint
- Wood wrapped closets
- Laundry room w/ formica countertops & linoleum floors
- All Baths with formica countertops

Custom Selections

Depending on construction scheduling there may be some options available to make choice of colors within the builder's standards.

Kitchen

Gourmet kitchens designed for ease in entertainment and cooking with emphasis on functionality of work space, storage and appliances.

- Jenn-Air stainless steel appliances including gas freestanding ranges with hood/vent, dishwasher and built-in microwave
- Solid surface counter tops with cabinet high tile backsplash
- Custom craftsman-style cabinets with brushed nickel knobs – Choice of stained or paint grade
- Stainless steel double basin farm sink with brushed nickel faucet and pull out sprayer
- Quality in sink disposal
- Pre-plumbed for ice maker

Note: The Builder reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within floor plans and elevations may exist. Square footages are approximate and may vary. All floor plans and elevations are artist's renderings and may vary.

Buyer(s) Initial/Date

Penny Crossings - North Albany

Standard Features List



Construction Standards & Safety

Myers Construction provides quality and service based on the uniform building code standards that are backed by structural warranties that protect your investment.

- 1 year New Home Warranty
- Full fire door between the garage and living areas
- Weather proof exterior electrical outlets front and rear
- Hard wired smoke and carbon monoxide detectors per code
- Smart key dead bolt with entry hardware

Energy Efficiency

Energy efficiency for added comfort and savings in your new home.

- Dual glazed Low-E windows
- R-38 ceiling insulation, Vaults R-38 insulation, R-21 Exterior wall insulation, R-30 Floor insulation
- 50 gallon energy efficient gas hot water heater
- Low flush toilets and water efficient fixtures
- Non-metal Pex plumbing throughout
- Energy efficient lighting and 90% efficient, A/C ready

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