

## CLIFFABEE LEAS STANDARD FEATURES

Open floor plans, hardwood floors, nine-foot ceilings, luxurious master suites with his/hers vanities, gourmet kitchens featuring energy efficient GE kitchen appliances, gas log fireplaces, two-car garages with ample storage areas, low maintenance exteriors, yards with automatic irrigation systems and sodded lawns, total landscape and lawn care...just to name a few.

Discover *Cliffabee Leas*...Discover exceptional value!

### GENERAL

- ◆ 82 One story home sites with a variety of floor plans
- ◆ 1600-2900 heated square footage
- ◆ Walkout lower levels on selected homesites
- ◆ Pre-construction purchaser options and upgrades
- ◆ Screened porch/sunroom options
- ◆ 30-year architectural roof shingles
- ◆ Anderson 200-Series exterior windows, white or sand finish
- ◆ 9' and volume ceilings throughout
- ◆ Hardwood floors in foyer and adjacent hallway, living room, dining room, kitchen and eating area
- ◆ Quality carpeting in a wide choice of decorator colors
- ◆ Heavy molding package to include: 6", 2-piece base, RB3 window and door casing and 3 piece crown molding in flat ceiling living areas
- ◆ Fireplace with 42" gas logs, ventless with elegant mantle detail
- ◆ Cat 5 structured electrical wiring with phone jacks in all rooms
- ◆ Oversized garages and insulated garage doors with remote controls

### KITCHEN

- ◆ Raised panel kitchen cabinetry in a variety of wood finishes
- ◆ Granite kitchen countertops with undermount sinks
- ◆ Energy efficient GE appliances, including: self-cleaning oven, built-in microwave, dishwasher and disposal

### CONVENIENCES

- ◆ 50-gallon gas water heater
- ◆ Pre-wired for stereo, surround sound and security system
- ◆ Electric door chimes and smoke detector
- ◆ Concrete walkway to front entrance
- ◆ Each home is professionally cleaned prior to settlement

- ◆ Two exterior hose bibs, two weatherproof electrical outlets and floodlights on rear
- ◆ TRANE®HVAC systems with programmable digital thermostat
- ◆ Convenient automated irrigation system with timer and rain sensor
- ◆ Custom "English Period" mail box
- ◆ Public water and sewer

### BATH

- ◆ Ceramic tiled floors in baths
- ◆ Walk-in closets in master bedroom
- ◆ Master bath suite with his/hers vanities, separate garden tub and shower, private water closet

### EXTERIOR

- ◆ Choice of The Classic Series (all brick) or The Cottage Series (fiber cement siding with stone accents)
- ◆ Low maintenance exterior, including: all brick exteriors or fiber cement siding with stone accenting, aluminum cornices and vinyl clad windows
- ◆ Professionally designed and landscaped lawns to include automatic irrigation, Bermuda sod, specimen trees, assorted plantings and hardwood mulch bedding
- ◆ Some plans include finished bonus room and full bath over garage
- ◆ A variety of brick, mortar, siding and shingle colors are available to choose from

All specifications are subject to change or equal substitutions by the Contractor

*Cliffabee Leas*  
It's all about you!