



## ESTATE SERIES FEATURES

- Base homesite
- Spacious 9' ceilings on first floor with 2 story, vaulted, and tiered ceilings per plan
- Minimum of 3 1/2 baths
- Ceiling exhaust fans in all bathrooms
- Kohler plumbing fixtures and Moen faucets with upgraded allowance (per plan)
- Glass plated mirrors above all bathroom vanities
- His and her vanities for master bathroom
- Lavish soaking tub with tile surround in master bathroom
- Spacious ceramic/ porcelain tile shower with seat and decorative inlay border in master bathroom
- Stylish Euro glass enclosure for master bathroom shower
- All bedroom baths to have ceramic/ porcelain tile floors and showers walls.
- Upgraded stain resistant carpeting w/ 8 lb. padding throughout
- Distinctive hardwood flooring in foyer/ gallery, powder room, library, kitchen, eating/ hearth room, drop zone and first floor hallways
- Ceramic/ porcelain tile flooring in laundry room
- Granite and/or quartz counters in kitchen, butlers pantry, powder room, master bath, and laundry room
- Granite and/or quartz counters in all secondary baths
- Tile backsplash above kitchen and butler's pantry counters
- Choice of stainless steel undermount kitchen sink with garbage disposal
- Upgraded cabinet allowance package (per plan) for kitchen, butlers pantry, bathrooms, drop zone locker units, and laundry room
- Wood shelving for all closets
- Custom organized laminated wood shelving for master suite closets and kitchen pantry
- Choice of custom solid core interior doors (8' tall on first floor) with levers
- 8' tall interior wood archways on first floor
- 3 curved interior wood archways on first floor
- Stained wood endcaps and railings with decorative metal balusters on staircase
- Interior woodwork to include 5 1/4" base molding and 3 1/4" casing
- All doors, archways, and windows encased with wood mouldings
- Extensive crown moulding package with one room of wainscoting to chairrail height
- 3/4" T. & G. sub-flooring glued, nailed and screwed
- 1/2" drywall on walls and 5/8" on ceilings; glued and screwed
- Direct vent gas fireplace with natural stone surround and custom wood mantle
- Drywall on garage walls and ceilings; fire- taped only
- Insulated exterior steel entry doors
- Upgraded allowance for 8' tall front entry doors to include elegant glass inserts
- Spacious three (3) car side entrance garage with insulated steel sectional overhead doors
- Two automatic garage door openers
- Jeld-Wen insulated windows with low "E" glass and screens
- 3-1/2" fiberglass insulation (R-15) in exterior walls
- Housewrap to reduce air and moisture infiltration
- Fiberglass insulation (R-38) in exposed ceilings where applicable
- Enameled interior woodwork throughout
- House walls and ceilings are applied with a primer and one finish coat of latex paint (includes 3 wall colors and 1 ceiling color)
- Brick and stone front per elevation with sides and rear bricked on first floor and Hardie plank siding on the second floor
- Custom limestone address panel
- Aluminum gutters and downspouts
- 1/2" roof sheathing
- 3 dimensional shingles with lifetime limited warranty
- 200 amp electrical service
- Twelve (12) recessed lights
- Two (2) GFCI exterior electrical outlets
- Electrical outlets per plan
- Upgraded light fixture allowance (per plan)
- Smoke detectors
- Home security system
- Eight (8) low voltage pre-wired media outlets
- Bryant 95% efficiency gas furnace(s) with central air conditioning and humidifier(s)
- One (1) fifty (50) gallon power vented water heater
- Kitchen-Aid gourmet stainless steel appliances, includes dishwasher, cooktop, built in double wall oven, and refrigerator
- Choice of stylish stainless steel or decorative wood hood fan
- Base cabinet with set-in tub and washer box in laundry room
- Gas line or electrical outlet and vent prep for laundry room dryer
- Two (2) exterior water spigots
- 16' wide concrete driveway to street with 4' wide concrete service walk to front porch
- 9' poured concrete basement walls with vinyl backed interior insulation and ten year waterproofing warranty
- 3 piece prep plumbing for future basement bath
- City water and sanitary sewer
- 5' wide city sidewalks fronting homesites
- Homeowner receives Mirage Development's 2 year builder warranty on workmanship, plus all manufacturers' product warranties.



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