

Northshore Highlands

Standard Features (Lots 24-30 Unit 5)

Subdivision Amenities

- Master planned development
- All underground utilities
- Professionally landscaped front entrance
- Personal mailboxes at driveway
- Neighborhood swimming pool
- Neighborhood clubhouse

Exterior Features

- All brick construction
- Maintenance free, ventilated vinyl soffit
- Maintenance free, Moss vinyl windows
- Fiberglass front entry door
- Pre-finished aluminum gutters and downspouts
- Professionally landscaped yards
- Sodded front lawns
- Irrigation system in both front and back yard
- Double floodlights provided at opposite corners of house
- Concrete driveways and sidewalks
- Dimensional 30-year roof shingles
- Three car side entry garage with openers for all doors

Design Features

- Family oriented floor plans
- Raised six panel interior doors
- Site finished hardwood floors in entrance foyer, dining room, powder room, living room, kitchen and breakfast area
- Hardwood stairs on any exposed treads on front stairs
- Mohawk carpet in bedrooms and bonus room
- Ceramic tile flooring in master bath floor, master bath whirlpool surround, guest bath floors and laundry floor

- Cherry or Maple kitchen cabinets with crown mould on wall cabinets
- Solid surface countertops in kitchen
- Cherry or Maple bathroom cabinets with cultured marble countertops
- Mirrors in all bathrooms with decorative lighting
- Coated wire shelves in all closets
- Pre-fab 42" glass enclosed fireplace with marble surround and gas
- Crown mould on both first and second floor, excluding vaulted ceilings and closets
- Chair railing in dining room with picture mould beneath, when possible
- Ceilings on main level to be a minimum of nine feet in height and will have a smooth finish. Garage ceilings to have textured finish

Appliances

- All GE appliances
- 30" downdraft gas cooktop
- 30" wall oven/microwave combination
- Quiet dishwasher
- All appliances are black

Mechanical Systems

- Carrier HVAC System, 80% or greater efficiency, 13 SEER
- Each floor has its own HVAC unit
- Quick recovery 50 gallon gas hot water heater

Plumbing Features

- Stainless steel double bowl under mount kitchen sink with stainless steel waterfall faucet
- Pedestal sink in powder room
- Double bowl sinks in master bath vanity

- Walk-in shower in master bath
- Whirlpool tub in master bath
- Combination tub/shower in other baths
- Elongated commodes
- Brilliance stainless bathroom faucets
- Fiberglass laundry tub where space permits
- Ice maker connection
- Recirculating hot water

Lighting and Electrical Fixtures

- Elegant brushed nickel lighting packages
- Exterior lighting packages
- Recessed lighting in kitchen
- Ceiling fans in living room, master bedroom and bonus room
- Pre-wired for phone and cable TV
- GFI protective outlets in all baths, kitchen and garage
- Front door bell

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