

### **The Renaissance Way**

- A detailed easy to follow road map explaining the building process
- Numerous meetings and continuous personal communication with your Construction Manager and Community Manager throughout construction
- Personal meetings with our professional interior design staff at the Renaissance Design Studio
- Opportunities to tour the Design Studio
- Opportunities to meet with your landscaper, electrician and low voltage specialist
- Pre-drywall and post-construction certifications

### **Premium Construction Features**

- Kiln Dried Lumber – moisture tested
- Low maintenance, 30 year warranty, HardiePlank® lap primed siding
- Milgard® or Jeld-Wen® high efficiency vinyl windows
- 35 year composition roofing
- Four panel front door in choice of paint color with “Chelsea” brushed nickel handle set with deadbolt
- Sidelight and transom for front door\*
- 9' ceilings on main floor
- 2"x 6" frame double wall construction
- Floor systems are engineered 25% above code creating more solid, quieter floors

### **Renaissance Advantage**

- Indoor air quality – Fresh air whole house ventilation system
- Efficient ductwork – mastic sealed and protected during construction
- Sealed chipboard reduces indoor air contaminates
- Low VOC adhesive, caulking and paint
- Tile countertops reduce off-gas and promote sanitary surfaces
- 25,000 BTU gas fireplace including fan
- Polar Blanket blow-in wall insulation for superior insulating value plus added caulking and foam sealant to minimize air infiltration
- Open web floor truss system allowing HVAC ducting to stay within conditioned space of home (no heat ducts in the attic or crawl space)
- Renaissance Rain Screen siding system with vertical wood batts behind the siding virtually eliminates long term moisture problems
- 96% 199,00 BTU tankless water heater

### **Energy Efficiency**

- High efficiency 50 gallon gas hot water heater
- 95 percent forced air gas furnace with energy efficient digital thermostat
- Pre-wired and pre-plumbed for air conditioning
- Tyvek® HomeWrap® is used to keep the house air and water tight
- GE Energy Star® dishwasher
- High-efficiency LED lighting throughout the home
- Premium insulation system exceeds standard code requirement; including blown-in insulation in walls. Spray foam applied to rim joists
  - R-49 ceiling insulation
  - R-23 exterior wall insulation
  - R-30 ground floor insulation
- Gas fireplace includes electronic ignition eliminating a constantly burning pilot light

- Tankless water heater only heats water when you need it

#### Personal Convenience

- Pre-piped for central vacuum system
- One Cat5E to the den, master bedroom, bonus room and great room for phone or data. One RG6 to master bedroom, bonus room and great room for TV. One wireless access point located in upper hallway providing a secure wireless connection for the house. Conduit from the low voltage panel in the laundry room to the attic for future additions.
- Satellite dish pre-wire to attic
- Premium, designer insulated garage doors with opener and two remotes
- Laundry sink included \*

#### Distinctive Exteriors

- Craftsman, traditional or European style architecture\*
- Milgard® or Jeld-Wen® high efficiency vinyl windows with screens on all operable windows
- Exposed aggregate driveways
- 10' x 15' exposed aggregate patio\*
- Professionally landscaped front yard with expandable sprinkler system and timer
- Extensive cultured stone or brick masonry\*
- Wood window wraps on all front facing windows
- Two hose bibs, one on garage side and one on rear patio
- Two weather resistant electrical outlets
- Choice of designer paint collections
- Backyard fence

#### Richly Detailed Interior Finishes

- Hardwood floors in foyer, powder bath, kitchen, dining room, & breakfast nook
- Dramatically detailed ceiling; 3 1/2" crown molding in dining room, master bedroom and powder bath\*
- Open rail staircases on main level\*
- Choice of brushed nickel, oil rubbed bronze or chrome hardware throughout
- Renaissance media center includes cozy gas fireplace with fan, painted mantle and tile surround
- Square sheetrock corners
- Several choices of designer lighting collections in brushed nickel, oil rubbed bronze or chrome
- Rocker light switches and recessed lighting
- Custom art and furniture niches\*
- All windows wrapped in 3 1/2" millwork on interior, 5 1/4" base molding
- Three carpet styles & multiple color choices
- Choice of paint colors for wall & millwork

#### Classic Kitchens

- 3 cm Slab granite countertops - over 10 choices
- Hardwood floors – over 10 choices
- GE stainless steel appliances with 36" gas cooktop with stainless designer hood
- Built in GE oven and microwave
- Custom Cabinets - 6 styles, stain choices with extensive choices of knobs & pulls, doors have soft-close feature
- Stainless steel undermount sink with Delta faucet
- Convenient slab granite work center island \*
- Convenient under cabinet lighting
- 1/2 horsepower garbage disposal
- Enclosed pantry with wood shelving\*

### **Elegant Master Suites**

- Crown molding in master bedroom
- Full 3 1/2" wood wrapped mirrors over vanities
- Designer ceramic tile countertops, backsplashes and shower walls, fiberglass shower floor
- Luxurious soaking tub with separate glass enclosed tile shower
- Easy clean ceramic tile floors throughout bathroom
- Plumbing faucets by Delta® - 3 finish options
- Spacious walk-in closets with built in wood shelving
- 36" tall cabinets with dual vanities in 6 styles
- Renaissance style double door entry into bedroom

### **Bathrooms**

- 32" tall cabinetry in 6 styles
- Delta faucets with 3 finish options and double sinks in main bath
- Designer ceramic tile countertops and backsplashes
- Tile flooring in hall baths

\* Per plan