

### Premium Construction Features

- Kiln Dried Lumber – moisture tested
- Low maintenance, 30 year warranty, HardiePlank® lap, batt & board and shingle primed siding
- Milgard® or Jeld-Wen® high-efficiency vinyl windows with Argon Gas. Seaboard elevations with white windows. Riverside elevations have choice of bronze or white
- 35 year composition roofing with ridge glass detail on rakes and eaves
- Choice of 2 stylish front doors, painted with glass details
- 10' ceilings on main floor with 8' doors (Montara & Blake Floorplans have 9' ceilings on main floor)
- All floorplans feature expansive glass across the back of the home
- 2'x 6' frame double wall construction
- Wood garage doors
- Floor systems are engineered 25% above code creating more solid, quiet 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 contaminants
- Low VOC adhesive, caulking and paint
- Tile countertops and floors in hall baths reduce off-gas and promote sanitary surfaces
- 25,000 BTU gas fireplace including fan
- 13 seer Air Conditioning unit included with energy efficient digital thermostat
- 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
- 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 w/ recirculating hot water pump
- 95 percent forced air gas furnace with energy efficient digital thermostat
- 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
- Re-circulation pump for hot water
- Structured wiring package: includes one structured wiring panel. One Cat5e Cable wired to the den, master bedroom, bonus room and great room. 1 RG6 cable wired to the master bedroom, bonus room and great room. 1 secure wireless access point located in the upper hallway (The Cat5e cable can be used for either phone or high-speed internet. RG6 coax locations can be used for distribution of cable TV, off-air TV, or satellite broadcast TV)
- Wood garage doors with opener and two remotes
- Laundry sink included

### Distinctive Exteriors

- Inspired by Eastern Seaboard architecture with classic details
- Milgard® or Jeld-Wen® high-efficiency vinyl windows with screens on all operable windows

- Exposed aggregate driveways
- Professionally landscaped front yard with expandable sprinkler system and timer
- Natural stone column wraps on Riverside elevations
- Extensive wood window wraps on all windows
- Two hose bibs, one on garage side and one on rear patio
- Two weather resistant electrical outlets
- Designer selected paint palettes
- Backyard fence

### **Richly Detailed Interior Finishes**

- Hardwood floors in foyer, powder bath, kitchen, breakfast nook and dining rooms
- Dramatically detailed ceilings, 3 ½" crown molding in dining room, and powder bath\*
- Tray ceilings in Riverside elevations, per plan
- Open rail staircases on main level\*
- Choice of brushed nickel, oil rubbed bronze, black or chrome hardware throughout
- Renaissance media center includes cozy 42" gas fireplace with fan, painted mantle and tile surround
- Squared off sheetrock corners
- Several choices of designer lighting collections in brushed nickel, oil rubbed bronze, black or chrome
- Rocker light switches and recessed lighting
- All windows wrapped in 3 ½" millwork on interior, 7 ½" base molding on main floor. 5 ½" on second floor.

### **Classic Kitchens**

- 3 cm Slab granite countertops
- GE stainless steel appliances with 36" gas cooktop and overhead hood
- Built in GE oven and microwave
- Custom Cabinets - Numerous door styles, paint and stain choices with extensive selection 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 with chrome sink drain trim
- Enclosed walk-in pantry with wood shelving\*

### **Elegant Master Suites**

- Full 3 1/2" wood wrapped mirrors over vanities
- 3 cm slab granite countertops, tile backsplashes and undermount sinks
- Oversized walk-in showers with mud-set tile floors semi-frameless glass enclosures and designer tile walls
- Luxurious soaking tub
- Easy clean ceramic tile floors throughout bathroom
- Plumbing faucets by Delta® in choice of 3 finishes (chrome, brushed nickel, or oil rubbed bronze)
- Spacious walk-in closets with built in shelving
- Linen storage

\*Per plan