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ESTATESATMOUNTOLIVE.COM

— LUXURY FEATURES —

# UNSURPASSED LUXURY & DESIGN

It wouldn't be a High Point Development home without our signature luxury standard features. Those features include; gourmet kitchens with attached flex room space to tailor to your needs, spa inspired showers in master bath, additional hardwood flooring, granite in bathrooms and additional customization available to fit your needs.



ESTATES AT  
MOUNT OLIVE

# LUXURY FEATURES

## EXTERIOR

- Dimensional fiberglass asphalt roof shingles
- Single hung vinyl windows
- Sliding vinyl patio doors
- Painted fiberglass front entry door
- Stone water table with pre-cast sill at front elevations
- Low maintenance vinyl siding and wrapped exterior trim
- Steel overhead garage doors

## STRUCTURAL

- Engineered wood roof trusses
- 9 foot tall first floor ceilings
- 9 foot tall second floor ceilings
- Concrete foundation walls

## FIREPLACE

- One prefabricated 42 inch fireplace insert with 3 piece black slate surround, hearth and painted wood mantle

## FLOORING

- Prefinished wood floors at entire first floor (excluding bathrooms, and laundry rooms) and second floor hallway
- Stained red oak stair treads first floor to second floor (risers and stringers are painted clear poplar)
- Wall to wall carpet at entire second floor (excluding bathrooms, laundry rooms, and second floor hallway)

## TILE

- Porcelain tile at laundry room floors
- Porcelain tile at bathroom floors
- Porcelain/ceramic tile at bathroom shower and tub walls to 8 foot tall height
- Prefabricated fiberglass shower pan at master bathroom shower

## PLUMBING FIXTURES & FAUCETS

- Master Bathroom
  - Two Kohler undermount china sinks
  - Two Kohler polished chrome single lever sink faucets
  - One Kohler comfort height elongated toilet in white
  - One Kohler polished chrome single head shower faucet
- Guest Bathroom
  - Two cultured marble integral sinks
  - Two Kohler polished chrome single lever sink faucets
  - One Kohler comfort height elongated toilet in white
  - One Kohler 5 foot compression molded bathtub in white
  - One Kohler polished chrome single head shower/tub faucet
- Powder Room
  - One Kohler 24 inch wide pedestal sink in white
  - One Kohler polished chrome single lever sink faucet
  - One Kohler comfort height elongated toilet in white
- Kitchen
  - One Kohler stainless steel single compartment kitchen sink
  - One Kohler polished chrome pull-down kitchen sink faucet
  - One refrigerator water/ice line
- Laundry Room
  - One wall-mount utility sink
  - One Kohler polished chrome utility sink faucet
  - Water supply/waste box for optional washer
  - Overflow pan for optional washer at second floor laundry rooms
  - Gas line for optional gas dryer
  - 4 inch gas dryer vent for optional gas dryer
- Basement
  - One 50 gallon gas fired hot water heater

## CABINETS & COUNTERTOPS

- Kitchen
  - Cabinets with standard overlay doors in white painted finish per builder's standard cabinet design/layout. Choice of 1-1/8 inch thick granite countertops from builder's standard selection.
- Master Bathroom and Guest Bathroom
  - Cabinets with standard overlay doors in choice of stained or painted finishes per builder's standard cabinet design/layout
  - Choice of cultured marble countertops with integral sinks (Guest bathroom) and granite countertops (Master Bathroom) from builder's standard selection

## APPLIANCES

- Stainless steel 30 inch slide in range
- Stainless steel dishwasher
- Stainless steel microwave - installed above range. Acts as recirculating fan/filter

## STAIRS & RAILINGS

- First floor to second floor stairs have stained red oak treads with painted wood risers and stringers
- First floor to second floor railings are colonial style with stained red oak handrail and newel posts, and painted wood spindles per builder's standard selection

## INTERIOR DOORS & TRIM

- Window casings are painted 3 inch wood. Picture frame application.
- Base moldings are painted 5-1/4 inch wood
- Shoe moldings are painted 3/4 inch x 1/2 inch wood
- Doors are Masonite, 1-3/8 inch, 6 foot-8 inch tall, 2 panel, smooth finish, hollow core with satin nickel hinges
- Door handle-sets are Schlage "Andover" knobs in satin nickel finish

## INTERIOR PAINT & STAIN

- Walls in living space and garage - Two coats of self-priming paint. All walls are one color per builder's standard selection. Finish is flat.
- Ceilings in living space - Two coats of self-priming paint. All ceilings are white
- Doors/moldings/railing spindles/stair risers/stair stringers/fireplace mantle - two coats of self-priming paint. Color is white. Finish is semi-gloss.
- Front entry door - Two coats of exterior grade semi-gloss paint. Color per builder's exterior color pallet.
- Interior stair handrails/newel posts/stair treads - one coat of stain and 3 coats of polyurethane

## MECHANICAL SYSTEMS

- HVAC
  - Two zone forced air high efficiency heating/13 SEER cooling system
  - Two digital thermostats
- Electric
  - 200 AMP electric panel
  - Toggle style switches
  - Wall outlets - quantity and location per code
  - Recessed light fixtures - 6 inch LED recessed ceiling light fixtures. See interior lighting plans for quantity and locations.
  - Interior and exterior light openings for future decorative wall and ceiling mount light fixtures per plans. See interior lighting plans for quantity and locations. Decorative fixtures not included except as required by code in walk-in closets.
- Plumbing
  - 50 gallon hot water heater
  - PEX tubing domestic water piping
  - PVC waste and vent piping
  - Two exterior hose bibs
- Fire Protection
  - Interconnected 110 volt battery back-up smoke and CO detectors per code
- Low Voltage
  - Two (2) multi-media ports - each port consists of two CAT6 ethernet cables and one RG6 cable. Standard locations in master bedroom and family room.
  - One (1) telephone outlet - outlet consists of one CAT5 ethernet cable. Standard location in kitchen.