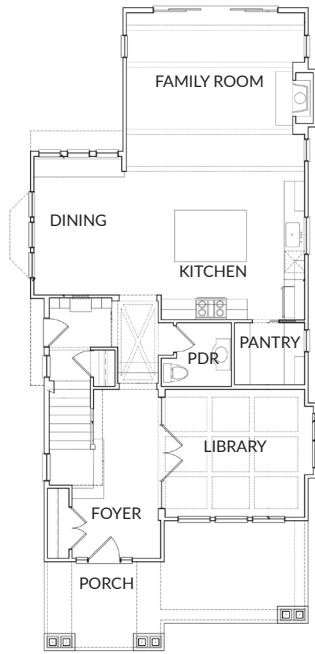
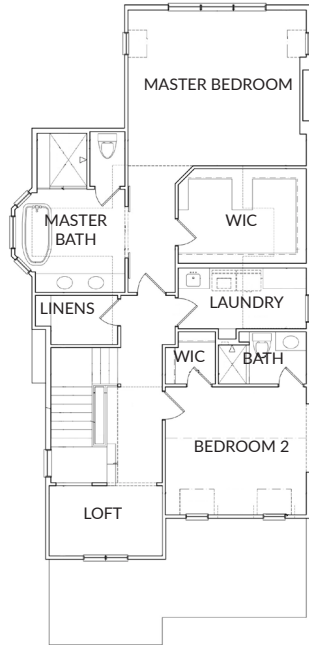


272 Ravine

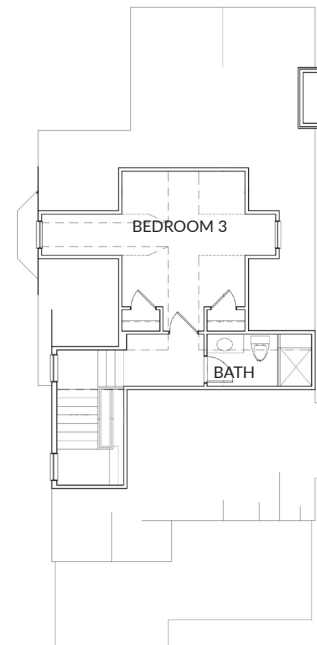
2,900 TOTAL SQUARE FEET
3 BEDROOMS / 3 FULL BATHS / 1 HALF BATH



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



272 Ravine

Included Features

General Highlights

- ❖ Dramatic staircase with custom handrail and iron spindles
- ❖ Foyer with crown molding
- ❖ Molding showcasing the attention to detail throughout your home
- ❖ (2) Gas fireplaces with mantle & elegant marble surround
- ❖ 1st or 2nd floor laundry with cabinets, sink, and gas dryer preps (per plan)
- ❖ Hardwood flooring in dining room, family room, kitchen, foyer, study, and powder room per plan (Upstairs hallway optional)
- ❖ Nylon/wool carpet with 8lb pad
- ❖ Designer selected satin nickel/oil rubbed bronze lighting throughout
- ❖ Solid core 2 panel interior doors 1-3/4"
- ❖ 10-foot first floor plan with selected two-story areas (per plan)
- ❖ Brushed or oil-rubbed bronze lever style door hardware (Baldwin)
- ❖ Casings/return jambs on interior windows
- ❖ Recessed lighting (per plan)
- ❖ Pre-wire for 5 phone, 5 cable, and 5 rooms of sound
- ❖ One garage door opener per garage door (Belt drive)
- ❖ Doorbell and smoke detectors per code

Gourmet Custom Kitchens

- ❖ Hardwood or tile in kitchen and nook per plan
- ❖ GE Monogram appliances including: 30" microwave, 36" Professional range, stainless steel hood vent that vents outside and ultra quiet GE stainless steel interior dishwasher
- ❖ 48" Monogram side by side built in freezer/fridge (Optional)
- ❖ 18 gauge stainless steel double compartment sink with 1/3 horsepower garbage disposal
- ❖ Granite countertops with custom edging
- ❖ Perspectives Custom Cabinetry
- ❖ Island with overhangs (per plan)
- ❖ Recessed air switch for garbage disposal
- ❖ Under-cabinet lighting and plugs (per plan)
- ❖ Over the range pot filler (per plan)

Luxurious Baths

- ❖ Formal powder room with pedestal sink
- ❖ Hardwood flooring in powder room
- ❖ Full size mirrors over vanities (per plan)
- ❖ Porcelain/marble tile in Main/Jack & Jill (Custom design)
- ❖ Moen/Delta/Kohler designer faucets (Finish TBD)
- ❖ Solid surface countertops
- ❖ Kohler comfort height/elongated commodes

Standard HM Homes 18 Month Warranty

- ❖ New home orientation walkthroughs
- ❖ Warranty team walkthroughs
- ❖ 24 hour emergency service
- ❖ Homeowner's service guide

Lavish Master Suite

- ❖ Generous walk-in closet
- ❖ Porcelain/marble tile flooring in master bath (Custom design)
- ❖ 7'tall Euro shower door
- ❖ Luxurious master bath with air tub and tiled shower walls (per plan)
- ❖ One shower head and one hand held
- ❖ Gentleman-height vanities with undermount sinks

Structural & Basement Highlights

- ❖ 9' foundation wall height
- ❖ Pre-plumbing for full bathroom
- ❖ Basement waterproofing by Watchdog with 10 year warranty
- ❖ 10" thick concrete foundation walls
- ❖ Engineered floor system
- ❖ 3/4" tongue and groove OSB sub floor
- ❖ Personalized customer frame walk prior to drywall

Efficient Features

- ❖ DuPont Tyvek house wrap for added protection from air and moisture infiltration
- ❖ 75 gallon water heater power vent
- ❖ (2) 90% efficiency gas forced air furnace
- ❖ (2) Central air units
- ❖ Wall Insulation assembly equivalent to R-19
- ❖ Ceiling insulation assembly equivalent to R-49
- ❖ Sump pump on dedicated circuit
- ❖ 200 amp electrical service
- ❖ Gas line provided for range and dryer
- ❖ Master Bedroom and Great Room ceiling fan prep
- ❖ Engineered attic ventilation to maximize attic air flow
- ❖ Energy seal for advanced air infiltration sealant
- ❖ Wood/clad windows with Argon Gas by Pinnacle Windsor

Exterior Features

- ❖ Stone/brick front (per plan)
- ❖ Dimensional shingles with 25 year warranty
- ❖ Seamless aluminum gutters and downspouts
- ❖ Low maintenance Hardie Plank siding/Hardie shake (per plan)
- ❖ 25 gauge sectional garage door with glass/colonial mutttons
- ❖ Sod and multizone sprinkler system
- ❖ Landscape (Optional)
- ❖ Concrete driveway and walkway to front door

Features are subject to change without notice

Elevation subject to change

