

# Harbor View Estates

## Standard Features

### Energy Package:

R-38 Ceiling Insulation  
R-18 Exterior Wall Insulation  
Low E Vinyl energy star rated double  
Glazed tilt in **windows**  
High Efficiency Air conditioner(s)  
**Zoned Heating & Cooling**  
Energy efficient **50 Gallon** Hot water htr.  
Therma Tru® Fiber clad Front door/sidelites  
Insulated atrium doors  
High Efficiency Furnace

### Kitchen & Breakfast Room

**All kitchens custom designed**  
**Granite Countertops** (per selections)  
**Built In Oven** (per plan)  
**Separate Cooktop**  
Energy efficient quiet series dishwasher  
**Upgraded Cabinetry**  
Name brand disposal  
**Ceramic or hardwood flooring**  
**Ice maker hookup**  
Pantry

### Bathrooms

**Separate Oval Master Bath Tub**  
**Adult height vanity in Master Bath**  
Cultured Marble Vanity tops/ tub splash  
42" Tall Bathroom Mirrors  
**Separate Master Bath Shower /glass door**  
**Ceramic flooring**  
GFI outlets

### Additional Features

**Entire Front Elevation Brick & Stone**  
**Three Car Garage**  
**Nine Foot First floor Ceilings**  
**Eight foot tall garage doors**  
**Nine foot Foundation Pour**  
**400 amp electric service**  
**Stamped concrete Driveway edging**  
**Stamped concrete private sidewalk**  
**Flexicore™ Room under garage floor**  
**Entire Yard full sod**  
**10 year Warranty**  
**Fully enclosed vented vinyl soffit**  
**Hardwood or Ceramic Entry Foyer**  
Upgraded Carpet and Padding  
Lifetime warranty siding  
Upgraded baseboard and door casing  
Upgraded Entry door Hardware  
Front Porch on full foundation  
Oak Interior handrails and skirting  
Solid wood window sills  
Main floor laundry  
**All down spouts piped from foundation**  
Pre wire for garage door openers  
installed sump pump/pit  
Pre finished gutters & downspouts  
Drain tile **inside and outside** foundation  
**All ceiling fixtures braced**  
**Installed custom wrought Iron mailbox**  
**Sub floor ¾" Advantec®, glued & nailed**  
**Custom Designed Floor plans**  
Walk In closets (per plan)  
Vinyl coated wire closet shelving  
**Pre wire for under cabinet lighting**  
**Silent Floor® floor joist system**  
carbon monoxide/smoke detectors  
2 exterior frost proof hose bibs  
Exterior GFI outlets at all entry doors  
Pre-wire for exterior entry lighting  
Electric Washer / Dryer Hookups

\*All standard features subject to change without prior notice