

# WINTER LAKE ESTATES

## Standard features

### ENERGY PACKAGE

R- 30 Ceiling Insulation  
R- 18 Exterior Wall Insulation  
High Efficiency Air Conditioner  
Double Glazed Thermal-Break Windows  
w/ screens and vinyl frames  
Insulated Atrium patio doors  
Vinyl clad Front door w/ upgraded knob & lockset

### KITCHEN & BREAKFAST ROOM

Energy Efficient Name brand Dishwasher  
Name brand garbage disposal  
Name brand electric smooth top ,  
Self cleaning range and oven  
Two speed exhaust hood with light  
Stainless steel double bowl sink  
Laminate countertop with large  
Selection of colors  
Oak cabinetry  
GFI electrical outlets  
Hookup for Ice maker waterline  
Kitchen pantry (per plan)

### BATHROOMS

Marble vanity tops  
42" High Bathroom Mirrors  
Oval Master bathtub w/ marble  
Skirting and splashes  
Separate shower with glass door  
Master bath (per plan)  
Fiberglass tub and shower enclosures  
Other baths (per plan)

### ADDITIONAL FEATURES

10 year Home warranty  
Two & Two ½ Car Garages  
Pre-Wire for Garage door opener  
copper wiring throughout home  
Smoke detectors  
Main floor laundry (per plan)  
Energy efficient 50 gallon Hot water heater  
Washer/ electric dryer hook-up  
10" thick foundation walls  
2"x4" wall studs throughout  
¾" tongue-n-groove sub floor  
nailed and glued  
Foundation drain tile  
Sump bucket w/ installed pump  
Sill sealer @top of foundation  
SOD FULL YARD  
½ " roof sheeting, 20 year asphalt  
3-tab shingles over 15# paper  
Wiring for lights @ front & rear  
entries (excluding fixtures)  
pre- finished gutter and downspouts  
Enclosed ventilated VINYL soffits  
aluminum covered fascia  
Brick front w/ cornerstones-per plan  
Vinyl siding  
2 frost proof exterior faucets  
Weatherproof exterior GFI outlets  
Black custom made wrought Iron  
mailboxes (installed)  
Vinyl coated wire shelving (closets)  
Door bell  
Upgraded carpeting and padding  
Upgraded vinyl flooring in kitchen,  
baths and foyer  
Atrium Breakfast room door  
Bedrooms braced for ceiling fans  
(excluding fixtures)  
200 AMP electric service  
Oak interior hand rails and skirting  
Maintenance free vinyl exterior hand-  
Rails and spindles @ front porch  
NINE FOOT FIRST FLOOR CEILINGS

All standard features subject to change without prior notice