



AUBURN RIDGE DESIGN AND CONSTRUCTION FEATURES CABERNET MODEL

Exterior

- Fully landscaped building perimeter with natural open spaces
- Deck on Unit B
- Concrete walk and asphalt drive
- Yard sprinkler system
- Hardi Fiber Cement/or Smart siding with Hardi lap trim boards per print
- Brick Veneer per print
- STO Powerwall System over garage doors
- Architectural details
- Raised panel shutters
- Vinyl casement windows with grilles in airspace
- 30 year high definition asphalt shingles
- Ice and water shield used at gutter line on roof
- Attached garage
- Steel raised panel insulated garage door
- Garage door openers
- Garage door keypad
- Exterior light fixtures
- 2 exterior outlets
- Yard lamp post
- Two exterior hose bibs
- Municipal sewer and water
- Drain tile system

Interior

- Direct vent gas fireplace
- Upgraded Fireplace Mantle per model
- Wood surround with stone hearth and wrap
- Vaulted, Trayed or Cathedral Ceilings – Minimum 9' height per print
- Crown molding in Master Bedroom
- 3 1/2" casing at all doors and windows
- 2 panel interior doors
- Sherwin Williams products
- Painted trim and doors
- 1 coat primer on walls and ceilings
- 1 coat white paint on walls and ceilings
- White kitchen
- Custom stained American Cherry hardwood floors in Foyer/Hall, Kitchen/Dining and Great Room
- Carpet with pad and installation Allowance (\$3.35/ sq ft)
- Ceramic floor , tub and shower surround in Master Bath (4.00 per sq ft – material allowance)
- Ceramic floor in Laundry Room– (\$4.00 per sq ft – material allowance)
- Ceramic tile floor in Bath #2(\$3.50 per sq ft – material allowance)
- Walk-In closet in Master
- Rough in drains for future bath and wet bar in lower level
- Look out exposed lower level with oversized windows
- First floor utility room with sink
- Lower level utility tub
- 3" spray foam at joist ends

Interior

- Drywall garage firewall and ceiling
- Orange peel textured drywall with square beads
- Custom front entry door Full view with storm door
- Sidelights at front door
- Schlage hardware with matching hinges
- Poured 8' poured concrete basement walls¹
- 200 amp electrical service
- Pre-wiring for (2) telephone and (2) cable T.V.
- Arc fault protection in living areas
- Decora style light switches and plug covers
- 1000.00 light fixture allowance, 50% Builder discount
- Doorbell
- Smoke detectors

Bathrooms

- Kohler fixtures and Lasco shower/tub
- Faucets in polished chrome
- Master Bath ceramic shower with door
- Master Bath soaking tub
- Kohler toilets
- Kitchen height vanity cabinets
- Ceramic tile bath floors
- Kohler temp adjusting valve shower faucet
- Ceramic surround at tub with shower rod at Bath #2
- Ceramic surround at Master Bath tub
- Linen closet
- Large plate glass mirror over vanity tops
- Double sinks in Master Bath
- Single sink in 2nd Bath
- Granite countertop in Master Bath & Bath #2

Kitchen

- \$4500.00 appliance allowance
- Gas or Electric to Range
- Quality semi-custom hardwood cabinets at Kitchen & Master Bath
- Concealed self closing hinges on cabinets
- Soft close drawers
- Kitchen upper cabinet - 42" height
- 3 ½" Crown molding at kitchen upper cabinets
- Kohler under mount sinks
- Granite counter tops at Kitchen & Master Bath with pencil edge
- Tile backsplash in Kitchen
- Laminate counter tops at Laundry
- Hard water by-pass to Kitchen faucet, refrigerator and hose bibs plumbed for future water softener

Energy

- High-efficiency gas furnace (Energy Star rated)
- Central Air Conditioning – 13 SEER
- April Air media air cleaner
- Set back thermostat
- Formaldehyde-free Insulation
- R-21 wall batt insulation
- R-38 ceiling batt attic insulation at sloped ceilings
- R-50 ceiling blown attic insulation at Flat ceilings
- R-19 party wall (both sides of common wall)
- Sound insulation at master bedroom, all baths and laundry
- Insulate house wall of garage only
- Windows (Energy Star rated)
- Direct vent gas hot water heater – 50 gallon
- Electric or gas dryer connection

Items Included in Cabernet Price That You Could Delete

- Tile backsplash in kitchen
- Ceramic surrounds at tubs
- Crown mantle with legs
- Full view storm door
- 3" spray foam at joist ends
- Deck on Unit B

Optional Items You Can Add

- Finished Lower Level with Bath
- Stained Millwork & Doors
- Tub/ Shower door at Bath #2
- Air jet tub- Master Bath
- Whirlpool tub – Master Bath
- Plumbing fixtures upgrades
- Electronic air cleaner
- Humidifier
- Furnace Up-grade
- Entry door options
- Hardwood wood type flooring selections
- Flooring Changes
- Carpet variations
- Under Cabinet Lighting in Kitchen
- Extremely quiet fans
- Bath heat lamps
- Central vacuum
- Sound System
- Wireless Security System
- Fireplace trim changes
- 9' Poured Concrete basement (New Unit)
- Various drywall textures/plaster
- Complete drywalled garage
- Upgraded closet shelving system
- Screen porch
- Patio & landscaping around patio
- Additional landscaping
- Stairs on Deck

Note: Some variations may occur. Auburn Ridge reserves the right to make changes without notice