



AUBURN RIDGE DESIGN AND CONSTRUCTION FEATURES CHABLIS I & II MODEL

Exterior

- Fully landscaped building perimeter with natural open spaces
- Yard sprinkler system
- Two exterior hose bibbs
- Exterior light fixtures
- Yard lamp post
- Hardi Fiber Cement/or Smart siding with Hardi lap trim boards per print
- Light weight stone veneer or full brick per print
- STO Powerwall System with Arcustone trims per print
- Vinyl casement windows with grilles in airspace
- Concrete walk and asphalt drive
- Attached garages, steel raised panel insulated door, door openers, keypad
- Municipal sewer and water
- 30 year high definition asphalt shingles
- Ice and water shield used at gutter line on roof
- Up-scale architectural details
- Drain tile system
- 2 exterior outlets

Interior

- Direct vent gas fireplace
- Vaulted, trayed or Cathedral Ceilings – Minimum 9' height per print
- Crown molding in Foyer/Hall, Great Room, Dining Room, Kitchen/Dinette, 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
- Custom stained American Cherry hardwood floors in Foyer (Unit A only) ,Hall, Kitchen/Dinette, and Dining
- Carpet with pad and installation Allowance (\$3.35/ sq ft)
- Ceramic floor , tub and shower surround in Master Bath (4.50 per sq ft – material allowance)
- Ceramic floor in Foyer (Unit B Only) & Laundry Room– (\$4.00 per sq ft – material allowance)
- Ceramic tile floor in Bath #2(\$3.50 per sq ft – material allowance)
- Walk-In closets in master
- Rough in drains for future bath and wet bar in lower level
- First floor utility room with sink
- Lower level Utility tub
- Drywall garage firewall and ceiling
- Orange peel textured drywall with square beads
- Custom front entry door/sidelight
- Schlage hardware with matching hinges
- Poured 8' poured concrete basement walls
- 1200.00 light fixture allowance, 50% Builder discount
- 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
- Doorbell
- Smoke detectors

Updated 1/4/14

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

Bathrooms

- All Kohler fixtures
- 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
- Tub/shower combination with shower rod at Bath #2
- Linen Closet
- Large plate glass mirror over vanity tops
- Double sinks in Master Bath
- Pedestal sink in 2nd Bath

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 - 30" height
- 3 ½" Crown molding at kitchen upper cabinets
- Kohler under mount sinks
- Granite counter tops at Kitchen & Master Bath with pencil edge
- 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

Optional Items You Can Add to a Chablis I & II

Multiple wall & trim paint colors
Stained millwork & doors
White kitchen
Tile backsplash in Kitchen
Ceramic surrounds at tubs
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
3" spray foam at joist ends

Finished Lower Level with Bath
Upgraded Fireplace Mantle
Fireplace trim changes
Entry door options
Hardwood finish selections
Flooring Changes
Carpet variations
Under Cabinet Lighting in Kitchen
Extremely quiet fans
Bath heat lamps
Full view storm door
Sunroom recessed lighting

9' Poured Concrete basement (New Unit)
Oversize basement window
Various drywall textures/plaster
Complete drywalled garage
Upgraded closet shelving system
Sound System
Central vacuum
Wireless Security System
Screen porch
Patio & landscaping around patio
Deck with Stairs
Additional landscaping

CHABLIS III

Additional Items in a Chablis III

- Double door entry to Master bedroom
- Art niche in master bedroom
- Cabinets in great room flanking fireplace
- Large 5 sided kitchen island
- Additional kitchen cabinets
- Additional granite
- Walk in pantry in kitchen
- Boot seats and cabinets in rear hall with niches over

Optional Items You Can Add to a Chablis III

- Wood floor in the Great Room
- Cabinet for a built in oven and cook top in lieu of stove

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