



Quiet Meadows

# INTERIOR & EXTERIOR FEATURES

## INTERIOR

- White electrical switches, outlets & plates
- Interior lighting package
- Oak railing at stairs and hall with painted poplar balusters
- 3-1/4" paint grade colonial base
- Crown molding in living room, dining room & foyer
- Chair molding in dining room
- Polished brass interior lever type doorknobs by Kwikset
- Pre-wire TV, phone and Internet service
- Washer and dryer hookup (electric)
- Primer plus 1 coat Duron shell white interior latex enamel in kitchen and bath
- Primer plus 1 coat Duron shell white interior flat on remaining walls
- Pre-finished hardwood flooring in foyer
- Builder's series carpet with choice of colors
- Ventilated wire closet shelving in foyer and secondary bedrooms
- Master bedroom closet equipped with double hanging on one side & single hanging on other with white Melamine shelves for accessories
- Heat-n-Glo (SL750 TR) direct vent gas fireplace w/cleft slate surround
- PVC conduit to attic for future electrical expansion
- Passive radon vent system
- 9'ceilings on first floor – depending on model

## ENERGY SAVING FEATURES

- R-11 fiberglass batt insulation in basement walls
- R-13 batt insulation in exterior living area walls
- R-30 fiberglass blown ceiling insulation
- Tyvek house wrap
- High efficiency heat pump
- 80-gallon electric water heater
- Pre-finished Jeld-Wen insulated, low-E tilt-windows

## KITCHEN

- 42" wall cabinets at kitchen (with 9' ceiling)
- Laminate kitchen counter with double bowl stainless steel sink
- Moen plumbing fixtures, Bradford series, brushed nickel
- 1/2 HP Badger garbage disposal
- Side by side 21.8 CF Energy Star refrigerator with icemaker
- Range and dishwasher
- White melamine shelves in pantry
- Resilient flooring from builder's selection in kitchen and breakfast room

## BATHROOMS & POWDER ROOMS

- American Standard 1.5 gallon white toilets
- Moen vanity, shower, tub faucets and trim
- Aker fiberglass bathtub, soaker tub and shower, per plans
- Chrome & glass shower enclosure in master bath
- Wood vanities with cultured marble top in full baths
- Full-length plate glass mirrors above vanities in full baths
- Pedestal sink in powder room
- Decorative trimmed mirror above vanity in powder room
- Ceramic tile floors in full baths
- Vented bath fans
- 1-14" x 18" beveled edge medicine cabinet in hall bath

## EXTERIOR

- Two 15x20 Vinyl windows in basement per plan
- Engineered TGI floor joist system
- 3/4 T&G OSB floor sheathing
- Wood exterior wall sheathing
- Decorative brick per plan
- Concrete splash blocks
- Full basement
- Landscape package
- Disturbed area seeded & mulched
- CertainTeed doublewide 5" vinyl siding
- Painted fiberglass 6-panel front door with escutcheon, sidelights and brass kick plate
- 2 exterior electrical outlets
- Seagull lighting exterior lamppost
- 1 coat Duron white exterior latex paint over manufactured primer
- 2 hose bibs
- Polished brass exterior door locks by Kwikset



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*H.F. Payne Homes strives to maintain the quality and value of your home—therefore, credits for downgrades are not available.*

*Features may vary depending on model and are subject to change.*