

The Laurel II

1.5 Story, 4 Bedrooms, Office, 4.5 Baths, 3138+/- square feet
See Website for Pricing - www.jamesengle.com/plans



Modern Elevation



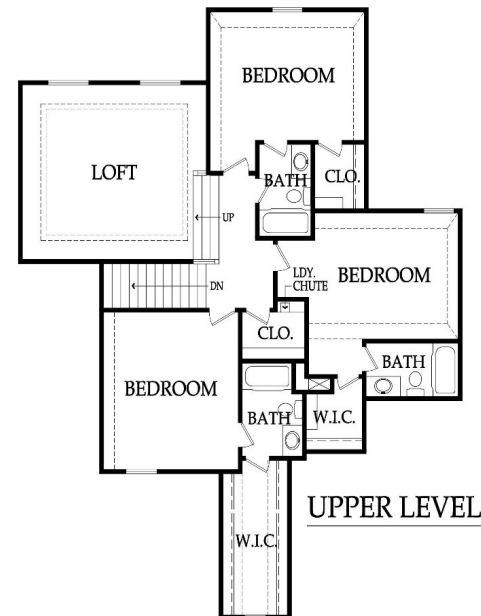
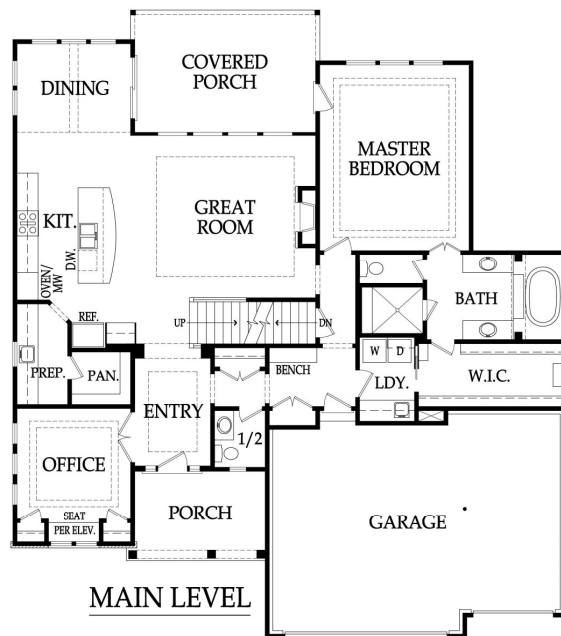
Early American Elevation



Mediterranean Elevation



Craftsman Elevation



Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.



The Laurel II

STANDARD FEATURES

APPLIANCES	PLUMBING AND FIXTURES
Stainless steel appliance package allowance - dishwasher, wall oven, microwave and gas cooktop with hood vented to the exterior	50 gallon gas water heater
Ice maker water line at opening for Kitchen refrigerator	ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home
CABINETS AND COUNTER TOPS	2 shower heads in Master shower and 1 comfort height elongated toilet in MBA & ½ Bath
Level 1 granite/quartz tops with std edge & std undermount sinks at Kitchen, Prep Kitchen (per plan), LL Bar (per plan) and all std Baths	Jetted 42x72 tub at Master Bath with ceramic tile surround and step
Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware	Drop-in laundry sink with chrome faucet
7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) & MBA; full ext Kit trash rollout	Garbage disposal with air ride switch in Kitchen
1 upper & 1 lower enameled cabinet with laminate top at Laundry Room	Sump pump in basement
ELECTRICAL AND LOW VOLTAGE	Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs
200 AMP service panel with breakers	FIREPLACE, TRIM AND MIRRORS
LED light bulbs in all can lights and keyless fixtures	Direct vent fireplace with floor-to-ceiling stone façade and wood mantle
Indirect ceiling light tray(s) with rope lights (per plans)	Boot bench in Mud Room
Pre-wiring for 1 wifi expansion point, up to 8 media outlets & 2 room audio (2 in-ceiling speakers & 1 volume control)	Choice of oil rubbed bronze or brushed nickel door knobs and hinges
Pre-wiring for a basic security system and 2 security cameras	Wrought iron spindles, wood end caps and square capped newel posts
Pre-wiring & switch for ceiling fans in Great Room, Covered Patio, all Bedrooms and Office	Heavy, frameless, swinging, clear glass Master shower door
Weather proof exterior outlets at exterior doors (excludes door into house from garage)	Trim wrapped mirrors at Master Bath vanities
FLOORING AND TILE	"MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR
Ceramic tile floors in Master Bath, Laundry and secondary Baths	White or tan vinyl windows, fixed or single hung with screens
Ceramic tile backsplash in Kitchen, Prep Kitchen (per plan) and LL Bar (per plan)	Argon gas filled windows with Low "E" glass
Ceramic tile walls & floor in Master shower; ceramic tile walls (up to 7'H) in all secondary Bath tubs/showers	Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights (varies by elevation)
Multiple pre-finished hardwood flooring options in select styles in the following areas:	WARRANTY AND SERVICES
Entry, Kitchen, Prep Kitchen, Dining, Great Room, Mud Room and 1/2 Bath	1 year James Engle Custom Homes provided warranty program
Upgraded standard carpet allowance and 6# pad	24-hour emergency warranty service
HEATING AND AIR CONDITIONING	Quality assurance walk through occurs at 60 days and at 11 months after closing
Two 18 SEER A/C's, two iComfort wifi thermostats & two 96% eff. single stage gas furnaces	SITE WORK
Two humidifiers	Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P.
INSULATION, GARAGE DOORS AND OPENERS	Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P.
Energy saving air seal foam & caulk package	Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach
R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults) (may vary on elevation styles)	Site Cost coverage – up to \$7,500 (see JECH Addendum)
Huber Zip Panel System for all exterior walls of the home	JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM
Steel insulated garage doors (16'x8' and 8'x8')	HVAC ductwork professionally cleaned by a third party at closing
2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes & 1 exterior keypad	Minimum of six on-site meetings with builder and homeowner
PLANS	Personal online access - download/print plot plan, floor plans, sign change orders & track costs
Covered deck or patio (depends on lot) and size is per plans	Plumbing drain lines professionally inspected/cleared at closing
3/4 Bath and wet bar stub in basement for future finish	Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation
30 year asphalt shingles, "Weathered Wood" in color with ice & water shield	Quality assurance 600-item check list reviewed with homeowner prior to closing
Approx. 9' foundation walls (not ceiling height) and 9', 10' and 12' ceilings on main level	Written Home Owner Manual outlining the building process, home maintenance & much more
Concrete foundation egress well (2 in reverse floorplans with 2 LL bedrooms)	In-house architect customization of James Engle Custom Homes' designs
Fronts: James Hardie Lap siding, shake shingles, board & battens, stucco/stone accents (per plan)	Personalize your home when you meet with our Designer to make many of your décor selections
Sides & Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit	

Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.