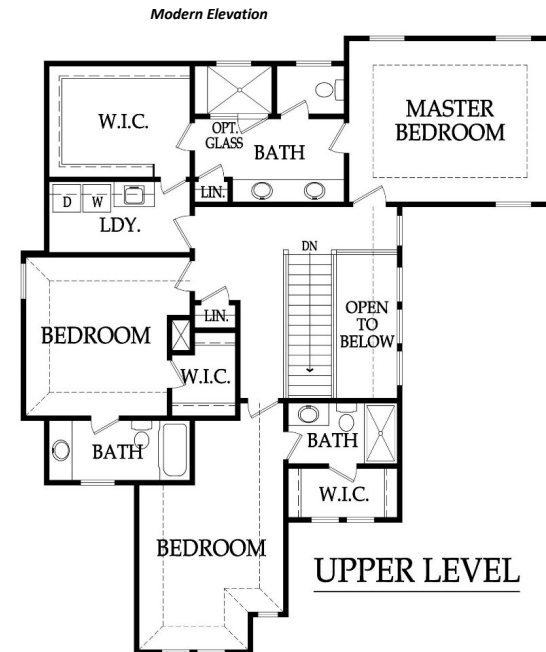
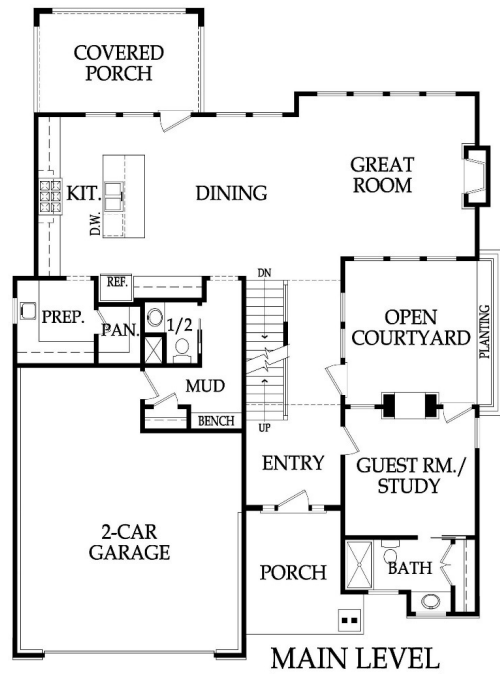
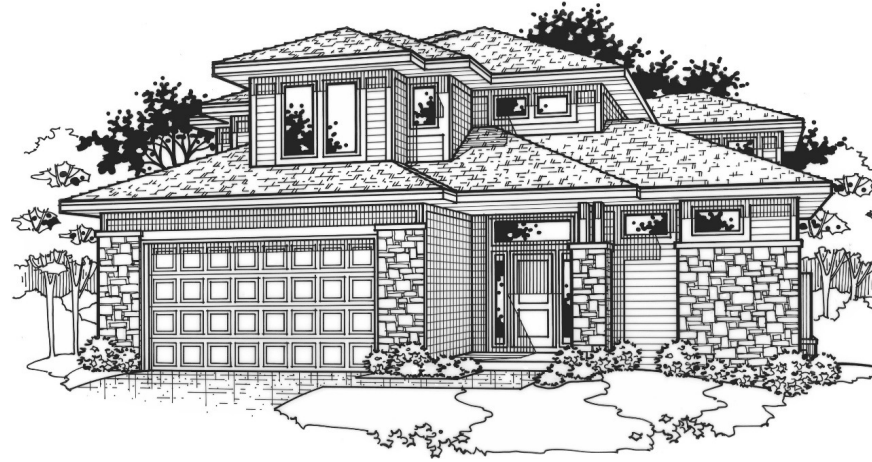


The Aurora

2 Story, 4 Bedrooms, 4.5 Baths, 2652+/- square feet
See Website for Pricing - www.jamesengle.com/plans



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.

James Engle

CUSTOM HOMES, LLC

The Aurora

STANDARD FEATURES

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

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