

The Laurel II Expanded

1.5 Story, 4 Bedrooms, 4.5 Baths, 3243+/- square feet
 See Website for Pricing - www.jamesengle.com/plans



Mediterranean Elevation



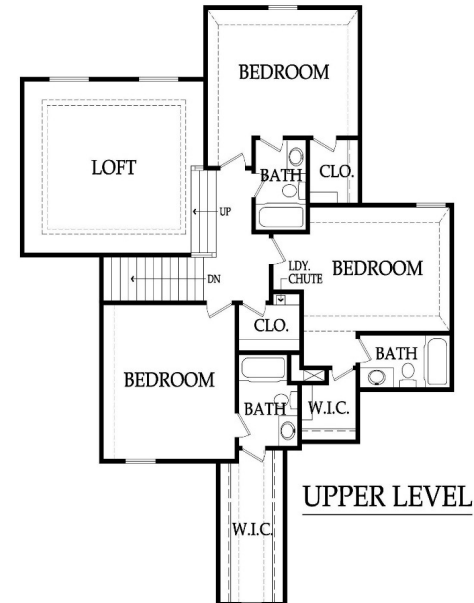
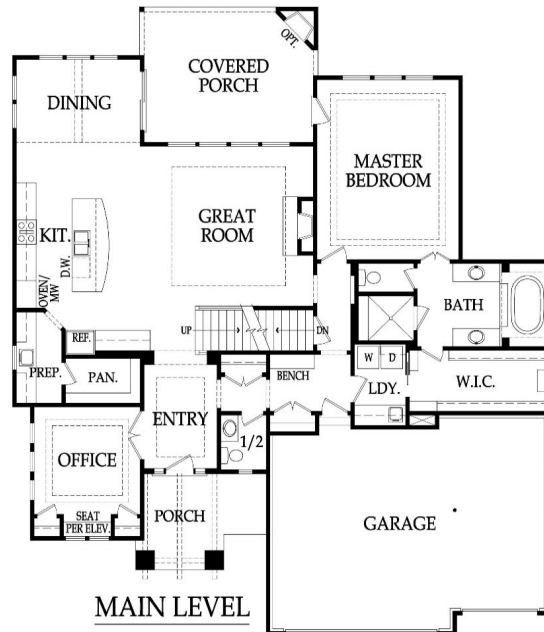
Traditional Elevation



Modern Elevation



Modern Farmhouse 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.

James Engle

CUSTOM HOMES, LLC

The Laurel II Expanded STANDARD FEATURES

APPLIANCES

Stainless steel appliance package allowance - dishwasher, wall oven, microwave and gas cooktop with hood vented to the exterior

Ice maker water line at opening for Kitchen refrigerator

CABINETS AND COUNTER TOPS

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

Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware

Soft-close hinges on all cabinet doors

7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) & MBA; full ext Kit trash rollout

1 upper & 1 lower enameled cabinet with laminate top at Laundry Room

ELECTRICAL AND LOW VOLTAGE

200 AMP service panel with breakers

LED light bulbs in all can lights and keyless fixtures

Indirect ceiling light tray(s) with rope lights (per plans)

Pre-wiring for 1 wifi expansion point, up to 8 media outlets & 2 room audio (2 in-ceiling speakers & 1 volume control)

Pre-wiring for a basic security system and 2 security cameras

Pre-wiring & switch for ceiling fans in Great Room, Covered Patio, all Bedrooms and Office

Weather proof exterior outlets at exterior doors (excludes door into house from garage)

FLOORING AND TILE

Ceramic tile floors in Master Bath, Laundry and secondary Baths

Ceramic tile backsplash in Kitchen, Prep Kitchen (per plan) and LL Bar (per plan)

Ceramic tile walls & floor in Master shower; ceramic tile walls (up to 7'H) in all secondary Bath tubs/showers

Multiple pre-finished hardwood flooring options in select styles in the following areas:

Entry, Kitchen, Prep Kitchen, Dining, Great Room, Mud Room and 1/2 Bath

Upgraded standard carpet allowance and 6# pad

HEATING AND AIR CONDITIONING

Two 16 SEER A/C's, two iComfort wifi thermostats & two 96% eff. single stage gas furnaces

Two humidifiers

INSULATION, GARAGE DOORS AND OPENERS

Energy saving air seal foam & caulk package

R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults) (may vary on elevation styles)

Huber Zip Panel System for all exterior walls of the home

Steel insulated garage doors (16'x8' and 8'x8')

2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes & 1 exterior keypad

PLANS

Covered deck or patio (depends on lot) and size is per plans

3/4 Bath and wet bar stub in basement for future finish

30 year asphalt shingles, "Weathered Wood" in color with ice & water shield

Approx. 9' foundation walls (not ceiling height) and 9', 10' and 11' ceilings on main level

Concrete foundation egress well (2 in reverse floorplans with 2 LL bedrooms)

Fronts: James Hardie Lap siding, shake shingles, board & battens, stucco/stone accents (per plan)

Sides & Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit

PLUMBING AND FIXTURES

50 gallon gas water heater

ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home

2 shower heads in Master shower and 1 comfort height elongated toilet in MBA & ½ Bath

Jetted 42x72 tub at Master Bath with ceramic tile surround and step

Drop-in laundry sink with chrome faucet

Garbage disposal with air ride switch in Kitchen

Sump pump in basement

Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs

FIREPLACE, TRIM AND MIRRORS

Direct vent fireplace with floor-to-ceiling faux stone and/or standard tile and wood mantle

Boot bench in Mud Room

Choice of black, oil rubbed bronze or brushed nickel door knobs and hinges

Wrought iron spindles, wood end caps and square capped newel posts

Heavy, frameless, swinging, clear glass Master shower door

Trim wrapped mirrors at Master Bath vanities

WINDOWS & EXTERIOR DOORS, FRONT DOOR

Vinyl (white or tan), double pane, fixed or single hung windows with screens

Argon gas filled windows with Low "E" glass

Textured fiberglass 6'8" tall front door with 2 direct-set clear glass sidelights (varies by elevation)

WARRANTY AND SERVICES

1 year James Engle Custom Homes provided warranty program

24-hour emergency warranty service

Quality assurance walk through occurs at 60 days and at 11 months after closing

SITE WORK

Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P.

Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P.

Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach

Site Cost coverage – up to \$7,500 (see JECH Addendum)

JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM

HVAC ductwork professionally cleaned by a third party at closing

Minimum of six on-site meetings with builder and homeowner

Personal online access - download/print plot plan, floor plans, sign change orders & track costs

Plumbing drain lines professionally inspected/cleared at closing

Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation

Quality assurance 600-item check list reviewed with homeowner prior to closing

Written Home Owner Manual outlining the building process, home maintenance & much more

In-house architect customization of James Engle Custom Homes' designs

Personalize your home when you meet with our Designer to make many of your décor selections

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www.JamesEngle.com (866) 782-2220