James Engle
CUSTOM HOMES, LLC

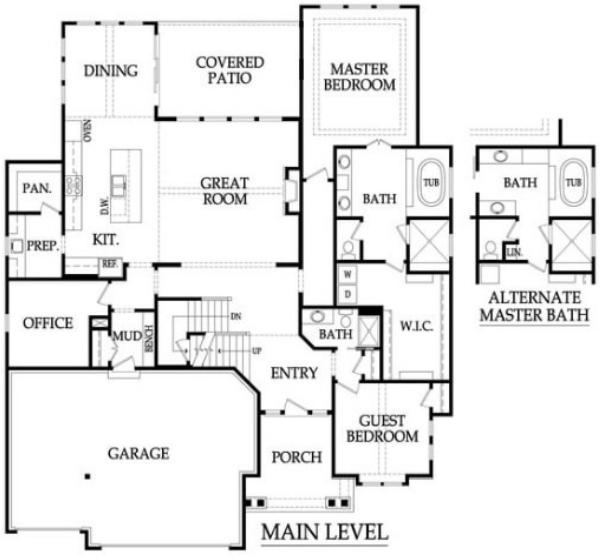
JamesHardie
NORTH AMERICA'S #1 BRAND OF SIDING
ZIPsystem™ SHEATHING & TAPE

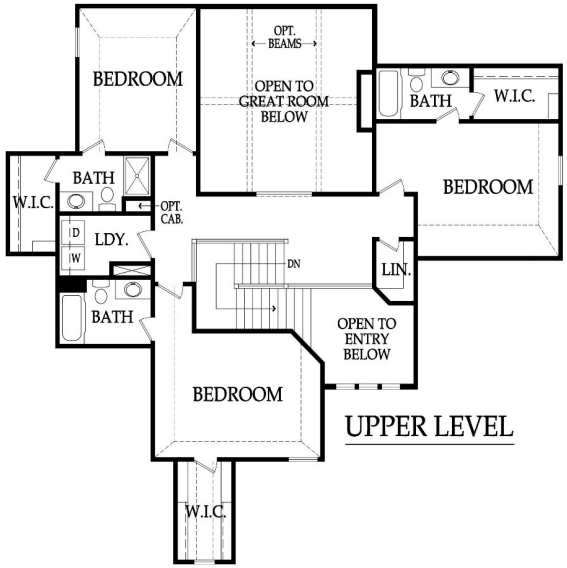
The Catalina - 3533

1.5 Story, 5 Bedrooms, Office, 5 Baths, 3533+/- square feet

See Website for Pricing - www.jamesengle.com/plans

Modern Elevation (upgrades may be shown)





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STANDARD FEATURES

APPLIANCES
Stainless steel appliance package allowance of $4,540 - 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), Laundry (per plan), LL Bar (per plan) and all std Baths
Stained or enameled custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware
Upper cabinets to ceiling with small wood doors at Kitchen and Prep Kitchen (per plan)
Soft-close hinges on all cabinet doors
7/8 extension soft-close drawer guides on all cabinet drawers
1 upper & 1 lower enameled cabinet at Laundry Room

ELECTRICAL AND LOW VOLTAGE
Lighting allowance of $8,000
Under cabinet lighting at Kitchen and Prep Kitchen (per plan)
200 AMP service panel
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 Primary 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 on Main Level, excluding: Primary Closet, Laundry & 3/4 Bath (per plan)
Upgraded carpet allowance, upgraded designer stair carpet and 8# pad

HEATING AND AIR CONDITIONING
Two 16 SEER A/C's, two iComfort wifi thermostats & two 96% single stage gas furnaces
Two humidifiers

GARAGE
Garage finish includes knockdown ceiling, 1x4 base board and 2 coats of paint
Steel insulated garage doors with decorative trim overlay (16'x8' and 8'x8')
2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes & 1 exterior keypad

PLANS
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
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), 10' main level ceilings, 2-story Great Room & Entry
8' tall interior doors on Main Floor
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 Primary shower and 1 comfort height elongated toilet in Primary Bath & ½ Bath
Freestanding tub allowance of $2,750 at Primary Bath (per plan)
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 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 Primary Bath shower door
Trim wrapped mirrors at Primary Bath vanities

WINDOWS & EXTERIOR DOORS, FRONT DOOR
Vinyl (white), 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 CUP
Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in CUP
Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach

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
Builder provided whole home inspection by independent certified inspector allowance (see JECH Addendum)

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