



Sherwood Pond Community Inclusions

Exclusive Neighborhood Features

Low-Maintenance Living Providing Landscape Care and Snow Removal

Scenic Walking Trail with Access to the Restaurants, Retail, Coffee Shops, and more located at the McMurray Shopping Center

Beautiful Pond Completed with an Elegant Water Feature and Community Benches

Luxury Home Inclusions

First Floor Master Suites with Spacious Walk-In Closets

Gourmet Kitchens Featuring Working Islands and Stainless Steel Appliances

5" Handscraped Engineered Hardwood

Granite Countertops in Kitchen and Bathrooms

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Superb Exterior Features

- HARDIEPLANK® Fiber Cement Siding
- Brick-to-grade on sides and rear of home, & Cultured Stone water table and accent pieces on front of home
- Cambria® IKO® Architectural shingles with Limited Lifetime Warranty
- Front porch (size varies by floorplan)
- Full-lite glass exit door in walk-out basements; area well with window in below-grade basements
- (2) exterior integral hose bibs
- Professionally seeded starter lawn with signature landscaping package
- Asphalt driveway

Dramatic Interior Features

- 9' ceilings in basement & first floor
- 8' ceilings on second floor (where applicable)
- 5" hand-scraped engineered hardwood floors in foyer, first floor hall, powder room, kitchen, breakfast area, dining room, mudroom, & great room (where applicable)
- Glue-down installation of hardwood flooring
- Oak hardwood stairs (first floor to second floor)
- Upgraded carpeting in a wide variety of colors with 8 lb. carpet padding
- Ceramic tile in laundry room
- E.L. MUSTEE & SONS® Utilitub® in laundry room (not applicable with laundry closet)
- Masonite® Molded Panel Series hollow-core interior doors—multiple profiles to choose from
- SCHLAGE® lever style satin nickel interior door handles & hinges
- PELLA® 450 Series® ProLine Wood Double-Hung Window Package with ¾" Contour Prairie Style Grilles-Between-the-glass (top sash only) with clear low-E insulating glass. Screens included.
- Luxury Trim Package including: 3 ¼" casing for doors, windows, and openings; 7 1/16" baseboards on first floor, finished common areas on 2nd floor, && finished basement (if applicable), and 5 ¼" baseboards in all other finished living areas
- PPG® interior paint package in white
- Finished garage with finished drywall & one coat of flat-finish PPG® paint
- Garage floor drain
- Luxury Electrical Package including FEISS® PERRY & VISTA brushed nickel interior light fixture in foyer, breakfast area, dining area, bathrooms, bedrooms, walk-in closets, study, mudroom & laundry room (where applicable). Recessed lighting in kitchen, great room, & hallway.
- Classic Series® white melamine shelving closet system
- 8 Included Home Technology Ports (Phone, Data, or Cable)

Luxury Kitchen Features

- Yorktowne® Classic Series maple kitchen cabinets with 36" upper cabinets with soft-close drawers, soft-close doors, & dovetail construction in a wide selection of stain choices
- Kitchen cabinet hardware
- Granite countertops
- MOEN® Arbor® stainless steel pulldown kitchen faucet with LifeShine® non tarnish finish
- WHIRLPOOL® stainless steel appliance package including 30" electric range, dishwasher, & microhood (vented to outside)

Designer Bath Features

- Yorktowne® Classic Series maple adult-height cabinetry with soft-close doors, soft-close drawers, & dovetail construction in a wide selection of stain choices (master & hall baths)
- Bathroom cabinet hardware (master & hall bath)
- Granite vanity tops with 4" backsplash (master & hall baths)
- 12" x 12" Ceramic tile floors with straight install (master & hall baths)
- Ceramic Tile Shower with ceramic walls, decorative accent tile, ceramic shower floor, & glass shower door in master bath
- AQUATIC® Gelcoat tub-shower with integral shelving in hall bath
- KOHLER® Wellworth® pedestal sink in powder room
- MOEN® Brantford® or Eva® widespread chrome faucets with coordinated accessories
- KOHLER® Highline® elongated comfort-height toilets with soft close seats

Quality Construction and Energy Efficient Features

- Lennox® Elite® Series gas furnace, Energy Star Qualified
- Lennox® Merit® Series air conditioner with 14 SEER rating, Energy Star Qualified
- Bradford White® 50- gallon natural gas power vent hot water heater with energy saver features
- 200 amp electrical service
- UPONOR® ProPex® plumbing system with full-flow water supply lines
- LP® SolidStart® engineered I-Joist floor system with limited lifetime manufacturer warranty
- LP® TopNotch® 350 Series engineered sub-floor with 50-year manufacturer warranty
- Kraft-Faced R-13 batt wall insulation in 2x4 walls and R-19 in 2x6 walls. R-38 Kraft-Faced 12" batts in flat ceilings and R-30 Kraft-faced 8 ½" batts in sloped ceilings in garage ceiling. Floor system with R-30 Kraft-faced 8 ½" batts in floors beneath conditioned areas & above unconditioned space.
- 1" DOW® STYROFOAM SIS™ brand structural insulated sheathing on conditioned walls.
- 7/16" oriented strand board with DuPont™ Tyvek® Homewrap® on non-conditioned walls
- House Guard® Waterproofing System with 15-year manufacturer warranty & 2" Dow® Styrofoam™ brand sheathing
- Footer French drain system with non-slab foundations

Personalize Your Home at Our State-of-the-Art Design Studio

In addition to the many distinctive Included Features as noted above, we are proud to offer you the opportunity to personalize your home at our state-of-the-art Design Studio. Our knowledgeable, professional, Home Design Consultants are available to expertly guide you through the exciting experience of personalizing your home from our extensive available options, featuring many high-performing products. During your Design Studio appointments, you'll select those products which will allow you to express your style and fulfill your needs for your new home. At Eddy Homes, we'll help you create a home just right for you and your family!

In keeping with our philosophy of providing the very best home to our valued buyers, we believe in an ongoing policy of research and improvement. This policy may result in changes to the Included Features list. We reserve the right to make substitutions of similar quality without notice. Subject to errors and omissions.