



EDDY HOMES

EST. 1971



## Eddy Homes Community Inclusions

### COMMUNITY HIGHLIGHTS

- Low-maintenance living providing lawn care and snow removal
- Community sidewalks and scenic views
- Conveniently located within short distance to award-winning schools, groceries, shops, restaurants, and more
- Personalized homes with the complimentary consultation of Eddy Homes' accredited Design Team
- Best in class Builder's New Home Warranty

### LUXURY HOME FEATURES

- Offering a variety of floor plans including traditional second floor and convenient first floor owner's suites
- HARDIEPLANK® fiber cement siding
- Gourmet kitchens with working islands and high-end appliances
- Yorktowne classic series cabinetry with softclose doors and drawers
- 5" Handscraped engineered hardwood

[www.eddyhomes.com](http://www.eddyhomes.com)

[sales@eddyhomes.com](mailto:sales@eddyhomes.com)



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888.805.EDDY (3339)

## 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
- Oakridge® Owens Corning® Dimensional Shingles With Limited Lifetime Manufacturer 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 Hosebibs
- Professionally Seeded Starter Lawn With Signature Landscaping Package
- THERMA-TRU 6'8" traditions series steel entry door in from the garage (spring hinge, no deadbolt prep)
- CLOPAY Gallery Collection Insulated Garage Door with Two Spade Lift Handles & Four Strap Hinges Per Door
- FEISS® SHEPHERD® Exterior Light Fixtures. 19" Wall Mount Fixtures for Garage and 16 1/2" for Secondary Doors. Post Light Unless Other Community Specifications Exist.
- Asphalt Driveway

## Interior Features

- 9' Ceilings In Basement & 1st Floor
- 8' Ceilings On 2nd Floor (where applicable)
- 5" Hand-Scraped Engineered Hardwood Floors In Foyer, 1st Floor Hall, Powder Room, Kitchen, Breakfast Area, Dining Room, Mudroom, and Great Room (Where Applicable)
- Glue-Down Installation Of Hardwood
- Oak Hardwood Stairs (1st Floor To 2nd 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® 250 Series® Single-Hung Craftsman Window Package with 5/8" Contoured 9-Lite Prairie Style Grilles Between-the-Glass (Top Sash Only), Prefinished White EnduraClad Exterior Frame, White Interior Finish & Hardware, and Clear Low-E Insulating Glass; Screens Included. PELLA Standard Sizes Are Applied Per Print
- Luxury Trim Package Including: 3 1/4" Casing For Doors, Windows, And Openings; 7 1/16" Baseboards On 1st Floor, Finished Common Areas on 2nd Floor, And Finished Basement (If Applicable), And 5 1/4" Baseboards In All Other Finished Living Areas
- PPG® Interior Paint Package In White
- Garage Floordrain
- GENERATION LIGHTING® Sea Gull Collection, KERRVILLE & GEARY Light Fixtures According to Electrical Layout. Recessed Lighting Per Electrical Plan.
- 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 Stains
- 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 W/ Soft-Close Doors, Soft-Close Drawers, & Dovetail Construction In A Wide Selection Of Stains (Owner & Hall Baths)
- Bathroom Cabinet Hardware (Owner & Hall Bath)
- Granite Vanity Tops With 4" Backsplash (Owner & Hall Baths)
- 12" X 12" Ceramic Tile Floors With Straight Install (Owner & Hall Baths)
- Ceramic Tile Shower With Ceramic Walls, Decorative Accent Tile, Ceramic Shower Floor, & Glass Shower Door In Owner's Bath
- Oasis Tub-Shower 60" x 32" w/ Integral Shelving in White
- KOHLER® Sterling® 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 w/ 14 SEER Rating, Energy Star Qualified
- Bradford White® 50-Gallon Natural Gas Power Vent Hot Water Heater w/ Energy Saver Features
- 200 Amp Electrical Service
- Viega Propex® Plumbing System (2 Included Exterior Integral Hose Bibs). Waterline for Kitchen Refrigerator.
- Garage floor drains per print.
- Engineered I-Joist Floor System w/ Limited Lifetime Manufacturer Warranty (Includes Drywalled Ceiling in Basement As May Be Required By Code)
- 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 1/2" Batts In Sloped Ceilings In Garage Ceiling. Floor System With R-30 Kraft-Faced 8 1/2" Batts In Floors Beneath Conditioned Areas & Above Unconditioned Space
- 1" Structural Insulated Sheathing, with 1/2" Foam Over 1/2" Oriented Strand Board (OSB), As Required
- 1" Structural Insulated Sheathing on Conditioned Walls. 7/16" Oriented Strand Board with Tyvar Homewrap on Non-Conditioned Walls. 7/16" Oriented Strand Board (OSB) Roof Sheathing
- TUFF-N-DRI Waterproofing System with 30-Year Manufacturer Warranty and 2" Foam Insulation with Non Slab Foundations
- Footer French Drain System With Non-Slab Foundations