



Regatta Forest

Standard Features

GreenSmart Home Energy & Automation Features

- ❖ R50 Blown Attic Insulation
- ❖ Radiant Barrier Roof Sheathing
- ❖ Thermal Envelope Air Sealing
- ❖ Advanced Framing Techniques
- ❖ Noritz Tankless Gas Hot Water Heater (per Neighborhood)
- ❖ Energy Efficient 14 Seer Gas HVAC
- ❖ Programmable Thermostat
- ❖ Low VOC Sherwin Williams Paint & Mohawk Carpet
- ❖ High Performance Low E Tilt Out Windows
- ❖ CFL Bulbs in 50% of Light Fixtures
- ❖ Moen Water Sense Shower Heads & Sink Faucets
- ❖ Energy Star Stainless Appliances (dishwasher, microwave & smooth top range)
- ❖ Stylish Insulated Front Door (per plan)
- ❖ Insulated Exterior Doors (per plan)
- ❖ HERS Energy Testing & Third Party Rating
- ❖ Honeywell Home Automation System
- ❖ Audio Docking Station w/ Speakers, Music Port & USB charging ports
- ❖ CHiP Certified High Performance Home by the Green Building Council of Greater Columbia

Architectural Features

- ❖ Oversized Baseboards
- ❖ Wide profile door casings
- ❖ High profile picture famed windows throughout
- ❖ Designer touch ceiling in dining room
- ❖ Crown moulding in downstairs living spaces (per plan)
- ❖ Chair Rail & Judge panels in Dining Room & Foyer (per plan)
- ❖ Oak Newel Post with Metal Balusters (per plan)
- ❖ Gas fireplace with decorative Hearth & Mantle (in all plans that offer opt fireplace)

Kitchen

- ❖ Designer Maple Staggered Height Cabinets with Crown Moulding
- ❖ Designer Hardware
- ❖ Granite Countertops 3cm
- ❖ Stainless Steel Double Bowl 8" Deep Under mount Sink
- ❖ Decorative Tile Backsplash
- ❖ Garbage Disposal
- ❖ Gas Line at Stove for Optional Gas Apps
- ❖ Energy Star – Stainless Appliances
- ❖ Water line for icemaker
- ❖ Moen Faucet with Sprayer

Owners Suite

- ❖ Crown molding
- ❖ Designer touch on ceiling(per plan)
- ❖ Volume ceiling
- ❖ Ceiling Fan with Light kit
- ❖ Granite Vanity Top

Bath Features

- ❖ Maple Vanity cabinets
- ❖ Granite Vanity Tops
- ❖ Moen two handle Sink Faucet(s)
- ❖ Low Maintenance Fiberglass Garden Tub/ Shower (per plan)
- ❖ Clear Shower Glass Door (on separate showers)
- ❖ Framed Mirror
- ❖ Paper Holder (Mason)
- ❖ Pedestal Sink in Half Bath (per plan)

Interior Features

- ❖ Recessed Lighting (per plan)
- ❖ Up to Six (6) Cable and/or Phone Outlets
- ❖ Nickel Lighting, Locks & Hinges
- ❖ Ceiling Fan with Light Kit in Family Room & Master
- ❖ All Secondary Bedrooms Pre-Wired for Ceiling Fans

Flooring

- ❖ Noble House Engineered 5" Hand Honed Hardwood in Foyer & Dining Room (min)
- ❖ Premium Mohawk Carpet with Scotchgard® (per plan)
- ❖ 8lb Carpet Padding
- ❖ Daltile Ceramic tile in Bathrooms & Laundry Area

Exterior Features

- ❖ Lifetime Architectural Shingles
- ❖ Lifetime roof pipe vents
- ❖ Brick, Stone or Fiber Cement (per elevation)
- ❖ Painted Double Car Garage
- ❖ LiftMaster Garage Door Opener with Two (2) Remotes
- ❖ Carriage Garage Door(s) with Carriage Hardware
- ❖ Carriage Style lighting on both sides of exterior garage door
- ❖ Low Maintenance Aluminum Fascia & Vinyl Soffit
- ❖ Flood Light Pre-Wire to Attic Junction Box
- ❖ Two Hose Bids
- ❖ Two GFI Electrical Outlets
- ❖ Flood Light Pre-Wire to Attic Junction Box
- ❖ Double Driveway
- ❖ Outdoor Living Space - Patio or Deck (per plan)
- ❖ Landscape Package per community
 - Sodded Yard with Automatic Irrigation System up to 20 FT past rear corner of home.
- ❖ Sentricon Termite Control

1-2-10 Home Warranty from StrucSure Home Warranty Group

- ❖ 1 Year Warranty on Workmanship
- ❖ 2 Year Limited Warranty on Plumbing, Electrical & HVAC
- ❖ 10 Year Structural Warranty

