



# Premium Included Features

## Professional Kitchen

- Choose Flat or Raised Panel Maple Upgraded Cabinets
- Granite or Quartz Countertops with Eased Edge
- 27.9 cu. ft. Stainless Steel French Door Refrigerator
- In-Door Ice/Water Dispenser for Refrigerator
- Built-In Self-Clean Convection Double Oven
- 30" 4 Burner Gallery Gas Cooktop
- Stainless Steel Frigidaire Gallery Dishwasher
- Single Bowl Stainless Sink with Chrome Pull Out Faucet
- InSinkErator 1/3 HP Garbage Disposal

## Flooring

- 3" Wide Hardwood Floors on Entire Main Floor
- Stained Oak Foyer Staircase
- Upgrade 2 Ceramic Tile with Listello in Owner's Bath
- 6 x 6 Tile Floors and Walls in Secondary Baths
- 12 x 12 Tile Floors in Laundry Room
- 6lb Re-Bond Pad under Baseline Quality Carpet
- Closed Stringer Carpeted Lower Level Staircase

## Premium Trim Package & Paint

- Tray Ceiling with Crown Molding in Owner's Bedroom
- 3 Piece Crown Molding - Entire Main Level & Upper Hall\*
- Oversized 5" Base Molding on Main Level
- Elegant 2 Panel Interior Doors
- Wood Trim Cased Openings for Doors and Windows
- Contrast Paint Color for Interior Trim
- Chrome Lever Door Handles & Coordinated Hardware

## Luxury Baths/Plumbing

- Granite/Quartz Vanity Tops for Owner's Bath
- Upgraded Maple Vanity Cabinets for All Full Baths
- Luxurious Soaking Tub and/or Oversized Shower (per plan)
- Porcelain Pedestal Sink for Powder Room
- Chrome Faucets and Coordinating Hardware in all Baths
- Whole House Aprilaire Humidifier

## Lighting and Wiring

- Chrome Progress Lighting Fixture Package (per plan)
- Tech Wiring Package: 1 Six Port Outlet (1 Phone, 1 Cable, 4 Data Ports) plus 1 Phone and 3 Cable Outlets
- Extensive Recessed Lighting Package(per plan)

## Quality Construction Features

- Dramatic 9' Ceiling Height for all Levels (8'9" Lower Level)
- Sound Insulation Laundry/Powder/Owner's Bath
- 2 x 6 Exterior Framed Walls (per plan)
- Tongue-In-Groove 3/4" Water Resistant OSB Sub Floor
- Engineered Floor Joist System (per plan)
- Waterproof Membrane-Foundation Walls (Below Grade)
- Interior and Exterior Foundation Drain Tile ( Per Plan)
- Active Radon Mitigation System with Inline Fan in Attic

## Exterior Features

- Front Elevations with elegant Architectural Elements
- Stone or Brick Front Stoop/Steps and Watertable (Per Plan)
- Brushed Concrete Front Leadwalk (Per Plan)
- Professional Landscaping and Fully Sodded Homesite
- Decorative Exterior Coach Lights (Per Plan)
- 2 Exterior GFI Electrical Outlets and 2 Hose Bibs
- Architectural Asphalt Roof Shingles (Per Plan)
- 2 Car Garage with Automatic Opener and Keypad
- Color-Thru (No Paint) Vinyl Shutters (Per Plan)
- Certainteed 6 1/2" Carolina Beaded Vinyl Siding
- Therma-Tru Exterior Doors (Per Plan)
- 16' Wide Insulated Garage Door (Per Plan)
- Dexter by Schlage Front Door Handleset

## Mitchell & Best Green-Energy Efficient Homes

- Energy Star Certified Homes!
- Panelized construction using advanced framing techniques
- Wood exterior wall sheathing (OSB)
- Floor joists and subflooring for sustainably managed forests
- Low-E Single Hung Double Pane Windows with Tilt in Sash.
- Extensive Air Sealing to further limit air infiltration
- High Efficiency Natural Gas Water Heater
- Programmable Thermostat (Per Plan)
- Quality Carpeting containing recycled material
- Every Home is Blower Door Tested
- R-49 in Attic (Attic R-Factor May Be Lower In Some Areas)
- R-21 Exterior Frame Walls, R-11 Poured Walls
- HVAC - 92% Gas Furnace - 14 SEER Air Conditioner
- One Zone System - Interior HVAC Equipment and Air Ducts Confined to Conditioned Space for Efficiency
- Fresh Air Exchange System for Improved Air Quality
- Genuine Tyvek House Wrap Professionally Installed

## Lifestyle

- Walk to Movies, Shopping, Restaurants!
- Premier Frederick County Location (No City Taxes!)
- 1 Mile From 270 and 4 Miles to Downtown Frederick
- Spectacular Master Planned Community
- Lawn Mowing Included in HOA Fee
- Neighborhood Playground and Adjacent Walking Trails
- Exquisite Club House featuring:
  - State-of-the-Art Fitness Center and Yoga Room
  - Resort-Style Swimming Pool (Scheduled in Section II)

## Home Warranty

- PWC Insured Homeowner's Warranty

\*Crown Upper Hall for 2 Story Homes Only

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