

Highbury Club

Included Features

Exterior Features

- Fully sodded lawn with professionally designed landscape package, per plan
- 30-year architectural roof shingles
- Hardie® Plank low-maintenance exterior siding
- Schlage® keyless security deadbolt on front door
- Two exterior frost-proof hose bibs
- Exterior lighting package (per plan)
- Two weatherproof GFI exterior outlets (per plan)
- Asphalt driveways

Interior Finishes

- Dramatic 9' first-floor ceilings
- Sherwin-Williams® interior paint on walls and trim
- Schlage® satin nickel interior door hardware
- Energy-efficient interior LED lighting (per plan)
- Shaw® wall-to-wall carpet with carpet pad
- Shaw® luxury vinyl plank flooring in kitchen, laundry, and foyer (per plan)
- 8' full basement

Kitchen Design Features

- Built-in kitchen island
- Cabinetry in choice of designer finishes
- 36" upper kitchen wall cabinets
- Built-in kitchen pantry (per plan)
- GE® stainless steel kitchen appliances including:
 - Built-in dishwasher
 - Slide-in oven range
 - Over-the-range vented microwave
- Stainless steel double-bowl kitchen sink
- 1/3-HP Moen® garbage disposal
- Moen® single-handle chrome faucet
- Granite countertops

Owners Bath Features

- Raised-height cabinetry with choice of designer finishes
- Quartz vanity countertops
- Double bowl vanity with Moen® double handle chrome faucets
- Sterling® by Kohler Ensemble fiberglass showers and bathtubs
- Broan® ventilation fan
- Vanity mirrors
- Shaw® luxury vinyl tile flooring in bathrooms (per plan)

Secondary Bath Features

- Quartz vanity countertops
- Moen® double handle chrome faucets
- Elongated toilet bowls
- Sterling® by Kohler fiberglass shower or tub
- Broan® ventilation fan
- Shaw® luxury vinyl tile flooring in bathrooms (per plan)
- Pedestal sink with double handle facet in power room

TechConnect® (Home Automation)

- Pre-wired infrastructure for modern connectivity
- Honeywell® T6 Pro Smart thermostat with geo-fencing
- Central wiring enclosure located in the basement
- One CAT6 and RG6 combination outlet (family room location typically)
- Wireless access point rough-in for future extended WiFi coverage
- Rough-in for future electric vehicle (EV) charger

Whole Home Building Standards

- 42"-wide staircases
- Wall studs spaced 16" on center with double top plates
- Sealed ductwork
- 200-amp electrical panel

Energy-Saving Whole Home Features

- HERS® Third-party certified rating
- Double-pane, high efficiency, low-emissivity vinyl windows
- High-efficiency power-vent 50-gallon gas water heater
- Return air filtration system
- Carrier® 96% efficiency direct-vent natural gas furnace
- Whole home recovery ventilator
- Carrier® air conditioning system with Puron® refrigerant
- R-45 fiberglass ceiling insulation
- R-15 fiberglass exterior wall insulation
- Protective exterior home wrap for improved comfort and energy efficiency
- Foam sealant around windows and doors for draft free comfort

Warranty, Protection, & Services

- Quality brand manufacturer warranties
- 1-Year Customer Care Coverage program
- 10-Year construction defects warranty
- Comprehensive 10-Year transferable structural warranty
- Financing & Mortgage services through M/I Financial, LLC
- Title services provided by M/I Title

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