

## Downtown Rochester Collection Exceptional Features

### Interior Features:

- 9' ceilings on First Floor
- Higher Volume Ceilings
- Solid Oak Hardwood Floor in Foyer, Kitchen Nook & Half Bath
- Brand Name Wall-to-Wall Carpet with 6 lb. Rebound Pad
- No-Wax Floors in Laundry & Mud Room
- 36" Gas Fireplace with Auto Switch, Logs & Trim with Granite Glacier Fireplace Kit
- Screwed, Nailed & Glued Drywall
- 3/4 inch Sub Flooring
- Full Basement with 8'10" Poured Walls and Sump Pump (per plan)
- Waterproofing Membrane on Basement Walls with 20 year Manufacturer Warranty
- Engineered Floor System
- Dryer Vent to Outside
- Laundry Room with Base Cabinet
- Stepped/Cathedral Master Bedroom Ceiling (per plan)
- Designer Lighting Packages in Brushed Nickel, Oil Rubbed Bronze or Chrome
- 10 Standard Recessed Light Package
- 8' Two-Panel Masonite Interior Doors on Main Floor
- 6'8" Two Panel Masonite Interior Doors on 2nd Floor
- Decorative Door Handles and Hinges in Brushed Nickel, Oil Rubbed Bronze or Chrome
- Wired for Telephone (3) and Cable (3)
- Oak Handrail with choice of Painted or Metal Spindles and Stair Rails (per plan)
- Custom Designed Closets with Wire Shelving
- Two-Tone Paint Throughout

### Gourmet Kitchen:

- 42" Merillat Custom Oak Cabinetry with Roll Out Shelving
- Dishwasher in Stainless Steel, White or Black included
- Garbage Disposal
- Hood Fan Vented to Outside
- Standard Choice of Granite Kitchen Countertop (per plan)
- Stainless Steel Under Mount Double Bowl Kitchen Sink
- Chrome Pullout Faucet

### Luxurious Master Suites:

- Custom Designed Closets with Plenty of Solid Shelving
- Garden Tub & Separate Shower in Master Bath (per plan)
- Chrome Glass Shower Door in Master Bath
- Large Master Suites with Walk-In Closet
- Pre-wired for Ceiling Fan

### Two & Three Car Garages:

- Garage Bumper Pads (where indicated)
- Steel Embossed Sectional Roll Up Door
- Fully Drywalled & Taped
- Garage Door Opener and Keypad
- Insulated Steel Entry Door

### ProHome Home Warranty:

- New Home Orientation Walkthrough
- Warranty Team Walkthrough
- 24 Hour Emergency Service
- Homeowner's Service Guide

### Elegant Main & Half Baths:

- Designer Ceramic Tile Floors in all Full Baths
- Full Tiled Shower Walls (per plan)
- Brand Name Faucets
- Choice of Granite Vanity in all Baths
- Double Sink Vanities (per plan)
- 36" Mirrors over all Vanities
- White or Bisque Plumbing Fixtures
- Anti-Scald Shower Control
- Exhaust Fans in all Bathrooms
- Elegant Chrome Faucets
- Elongated Toilets

### Exterior Features:

- Brick Designs (per plan)
- Wood Trim & Overhangs
- Seamless Aluminum Gutters & Downspouts
- 2 Outside Hose Bibs
- 2 Outside Electrical GFI Plugs
- Full 16' Concrete Driveway
- 3' Concrete Walk to Front Entrance
- Outside Coach Lights
- Exterior Light Package
- Underground Utilities
- City Water & Sewer
- Various Roof & Brick Selections
- Dimensional Shingles - 30 Year Warranty

### Energy Efficient/Mechanical Specifications:

- Energy Star Efficient Package
- 50 Gallon Hot Water Heater
- Wall Insulation per New Energy Code
- Ceiling Insulation per Energy Code
- House Wrap
- High Efficiency Furnace
- Performance Bypass Humidifier
- 13 SEER Central Air Conditioning
- Programmable Thermostat
- Insulated Interior Basement Walls (per plan and energy code)
- Anderson's 100 Series Windows and 400 Series Doorwall
- Hard Wired Smoke Alarms on each Floor & Bedroom
- Gas or 220 Line to Dryer
- Gas or 220 Line to Range
- 150 AMP Service Panel