

# The Parks of OLMSTED

## Vanderbilt Pointe - Standard Features

### Interiors

- Hardwood floors in Foyer, Dining Room, Power Room, Kitchen, Breakfast Area and Family\*
- Ceramic Tile wet areas in secondary baths\*
- Painted (white) smooth ceilings in Living Areas (excluding garage)
- Designer ceilings and vaults in Great Room, Dining, Kitchen/Breakfast, Master Bed & Bath per plan\*
- Ceiling fan in Great Room, Master Bedrooms, and Covered Porch
- Pre-wire ceiling fan in secondary Bedrooms (double switch)
- Six (6) panel Colonial Design doors
- Deadbolts on exterior doors
- Fireplace (42") with gas starter with outside air return
- Stone faced fireplace with custom mantle and raised hearth (upgrades available)
- Pre-wired for High Speed Internet and multi-media services
- Three (3) telephone and two (2) cable outlets (trimmed)
- Complete alarm system with third year monitoring free
- Pre-finished engineered shelving
- Disappearing Attic stairs\*
- Trimmed and painted Garage Interior
- Oil Rubbed Hardware throughout
- Nine foot (9') ceilings throughout main level
- Shaw Jet Set R2x stain Resistant Carpeting
- Six pound Viper carpet pad
- RB3 trim through main floor
- Tile Laundry Room floor

### Customized Exteriors

- Designer Garage Doors
- Architectural Design shingles with 20 year warranty
- Design shingle ridge vent
- Architectural controlled elevations with extensive custom detail
- Feature Brick, Stacked Stone, Fiber Cement, Shakes and Board & Batten fronts
- GBG Glass Exterior Doors
- Composite Main Entry Doors
- Exterior Service door in Garage (slab) or Basement\*
- Maintenance free exterior vinyl windows
- Professionally designed landscaped yards with 10 pallets of sod
- Large front porches
- Rear porch, rear deck or patio
- Custom mailbox mounted on a distinctive wrought iron post
- Pre-finished custom seamless gutters & downspouts
- Landscape maintenance program available
- Pre-primed Plank fiber cement siding
- *MiraTec* solid composite corner board and trim
- Boar-care Termite Protection\*
- Custom Garage door opener with two (2) remotes

### Today's Kitchen

- 42" custom staggered wall cabinets with raised panel doors, glazed finish, in cherry or maple finish with European hinges
- Pantry
- GE appliances with Gas or Electric cooking
- Stainless Steel appliance package which includes Double Oven, Cook Top, Dishwasher & Microwave
- Hardwood flooring (Tile Available)
- Garbage Disposal
- Granite Counter Tops
- Designer Tile Back Splash
- Under mount Sink & Faucet

### Luxurious Master Bath

- Plant Shelf\*
- Oversized designer jetted garden tub
- Separate enlarged designer tiled shower with glass surround
- Raised custom vanities with granite tops\*
- Double sinks with upgraded Moen faucets
- Designer Ceramic tile floor
- Vaulted or feature ceiling
- Oversized glass window in Master Bath\*

### Energy Savers

- Gas heat (Energy Efficient)
- Vinyl insulated windows with Low E glass
- Insulated exterior doors (composite entry door)
- GBG French doors with Low E glass
- R-38 flat ceiling
- R-13 wall insulation
- R-19 vaulted ceiling
- Insulation enhancing home wrap moisture barrier
- 50 gallon gas water heater
- "Foam" Insulation upgrades available

### Personal Selections

- Special color palette for exterior siding, shutters, front door, brick or stone
- Carpet, hardwood and vinyl flooring
- Granite Counter tops and designer tile back splash in Kitchen
- Appliance upgrades available
- HVAC upgrades available
- Lighting fixtures
- Special choice of wall color in kitchen/breakfast area
- Ceramic tile selections
- Beaded board, Judges panels throughout\*
- Outdoor Kitchens available
- Sprinkler System
- 8' Interior Doors
- "Foam" insulation

### Interiors

- Three (3) piece crown in Main Areas on main Floor\*
- One (1) piece crown in other major main floor spaces (unless vaulted)
- One (1) piece crown in tray ceiling of master bedroom (unless vaulted)
- Chair Rail, and Shadow Boxes, or Judges Panel, Beaded Board in dining room

\*Varies by selected home plan



Mandatory Homeowner Association.  
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