



**All these features are standard in a Sheldon Crossing Carriage home, even those (in blue) that you might expect to be an upgraded feature.**

### Exterior Features

- Maintenance free stone and stucco exterior
- **Vegetative green roofs**
- Private access vestibule to green roofs
- Standing seam metal roofs over garages and bay windows
- Decorative moldings and gable pediment
- 2-car garage – end units; 1-car garage – interior units
- **Carriage style garage doors with windows and exterior remote touch pads**
- Porous paver walkways and driveways
- Exterior lighting at front and rear entrances and at garage doors
- Front and rear weather proof exterior outlets
- Frost-free hose bib in garage, deck and on roof
- Architectural millwork
- **Decks constructed of composite eco-friendly materials; 9' x 19'**
- Professional landscaping including grading, seeding, trees and shrubbery

### Foundation/Basement Features

- Pre-engineered Ideal Precast foundation with R 23.5 value
- Interior perimeter drain with sump pit
- Radon piping with vent
- Basement windows are Energy Star low E with mullions and screens
- **Rockwell decorative window wells in specified units**

### Utilities and Improvements

- Public water and sewer
- 200 AMP electrical service
- Underground electric, cable and gas lines
- Pre-wired for telephone and cable in every room
- Exterior street lighting
- Additional parking (16 spaces) on Cross and Gates Streets
- Improved Cross Street (Phase 2)

### Roof Features

- Vegetative roof planted with sedum on Roofmeadow growth medium
- Roof drainage and scupper system
- 4' parapet walls for privacy and safety

### Framing

- All interior walls are 16" and 24" on center (Advanced framing techniques used)
- Shaft walls are installed per fire code for interior party walls
- Exterior walls are 2 x 6 wood studs °
- Interior walls are 2 x 4 wood studs
- Engineered open web floor and roof trusses
- Sub floor and roof deck is Advantec sheathing

### Window and Door Features

- **Windows are Energy Star low E with mullions and screens**
- **Front door with sidelights is insulated fiberglass and painted**
- **Carriage style garage doors have windows and are insulated**
- Sliding doors and French doors with screens are Energy Star rated
- Interior doors are two panels, painted and with satin nickel hardware

### Kitchen Features

- **42" designer wall cabinetry with hardware in a choice of finishes and styles**
- **Granite countertops in work areas and kitchen islands in a wide choice of textures and tones**
- **Viking stainless steel Energy Star appliance package including gas range, dishwasher, and microwave**
- **Undermount stainless double steel sink with Kohler single lever faucet and waste disposal**
- **Recessed lighting**
- **Spacious center island with overhang for bar stools**

### Bathroom Features

- **Master bathrooms with Jacuzzi tub and two undermount sinks**
- **Recessed lighting in master bathroom**
- **Low flush toilets**
- **Stylish Kohler fixtures with Water Sense technology**
- **Granite counter tops**
- **Tile floors and shower surrounds**
- **Hall bathrooms with tubs and tile surrounds**
- **Switched exhaust fans in all bathrooms**
- **Single undermount sink in secondary bathrooms**
- **Powder room with Kohler pedestal sink**
- **Mirrors in all bathrooms and powder rooms**



### Bedroom Features

- All bedrooms equip with CAT 5 lines
- Ceiling fan hookups
- Custom walk-in closets in master suite by California Closets
- Private bathrooms in all bedrooms
- Master suite features sitting rooms with fireplaces
- Pre-manufactured metal balcony off master bedroom

### Lower Level/Recreation Room

- Powder room with pedestal sink
- Rockwell decorative window wells in specified units
- Recessed lighting
- Spacious entry foyer on interior units
- Storage/coat closet in all units
- CAT 5 lines

### Designer Features

- 9' first floor ceilings
- Direct vent gas fireplaces
- Hardwood flooring throughout entire first floor
- Wall to wall carpeting in all rooms except where specified
- Denale deluxe trim package
- Arched drywall openings where specified
- Volume ceilings in end unit master bathrooms or sitting rooms
- Full size laundry rooms with cabinetry and sink

### Energy Efficient Design Features

- LEED certified homes by the USGBC  
(United States Green Building Council)

### HVAC/Mechanical Features

- Gas hot air heating system (2 systems)
- Central air conditioning (2 systems)
- Heat recovery ventilators
- Central vacuum on all levels
- Exhaust fans in all bathrooms

### Plumbing

- PEX tubing supply lines
- Low flush toilets
- Water Sense technology faucets
- AO Smith Vertex peak demand gas water heaters;  
75 gallon capacity
- Frost –free hose bibs (garage, deck, roof)

### Electric

- 200 AMP underground electric service
- Hardwired smoke detectors on each floor with battery back up
- GFCI's per code
- Ceiling fan hookups in all bedrooms
- Bedrooms have switched wall plug
- Front and rear weather proof exterior outlets
- Front and rear exterior fixtures

### Insulation

- Icynene insulation – R-19 walls and R-30 ceiling insulation
- Ideal Precast - R 23.5 value
- Energy Star windows with insulated Low E glass
- Insulated exterior doors
- Home is sealed prior to drywall
- Energy Star compliant

### Laundry

- Hook-up for full size washer and dryer
- Laundry tub
- Cabinetry above appliance area
- Gas dryer line

### Garage

- Electric garage door openers with exterior remote touchpad
- Frost-free hose bib
- Fire-rated garage entrance door per IRC
- 4" concrete slab with rebar 24" on center
- Painted drywall

### Interior Finishing

- No VOC paints used
- Latex wall paint and semi-gloss trim
- Denale Deluxe Trim Package
- Arched openings in specified areas

### Flooring

- Hardwood flooring on first floor
- Carpets in bedrooms and lower level
- Tile in bathrooms and laundry room

### Warranty

- 10 Year Limited Warranty through RWC  
(Residential Warranty Corporation)
- 15 Year Warranty on Superior Foundation Walls