

The Erin

EVERLEY



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5 Bed – 3.5 Bath
2,599 SQFT



The Erin's Standard Features

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists and rafters will be 16" on center on main level and 24" on upper level

Exterior Features:

- Hardie Lap exterior siding
- Limited Lifetime Dimensional Architectural Roof Shingles
- Metal Roof
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front & back doors with locking system
- 8x8 Smooth Pine columns on the front porch
- 6x6 Smooth Pine columns on the back porch
- Landscaping to include plant package, irrigation and 10 pallets of sod
- 2 Car detached garage

Interior Features:

- 9' smooth ceilings throughout main level and 8' smooth ceilings throughout second level
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in the exterior walls (draft stopping measures to seal insulation)
- Ventless electric log fireplace with 5' tall brick surround and hearth & shaker style mantle
- 50-gallon electric water heater
- 14.3 SEER2 electric heat pump
- Low Voltage pre-wire included. Additional smart home packages available on pre-sale homes

Interior Finishes:

Design Features

- 6" baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color

Flooring

- Engineered hardwood flooring in the common areas, laundry room, and powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets & any other rooms

Kitchen

- Shaker style, custom designed, wooden cabinets in the kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, glass top electric range, wood hood vent and built-in microwave
- Oil Rubbed Bronze or Brushed Nickel Delta® Kitchen Fixtures
- Stainless Steel undermount sink in the kitchen
- Tiled backsplash in the kitchen

Bathrooms

- Walk-in tile shower in the primary bathroom
- Soaking Garden Tub in the primary bedroom
- Large double vanities in the primary bathroom with under-mount sink
- Vanity mirrors
- High quality fiberglass tub/shower in all other bathrooms
- Oil Rubbed Bronze or Brushed Nickel Delta® Bath Fixtures

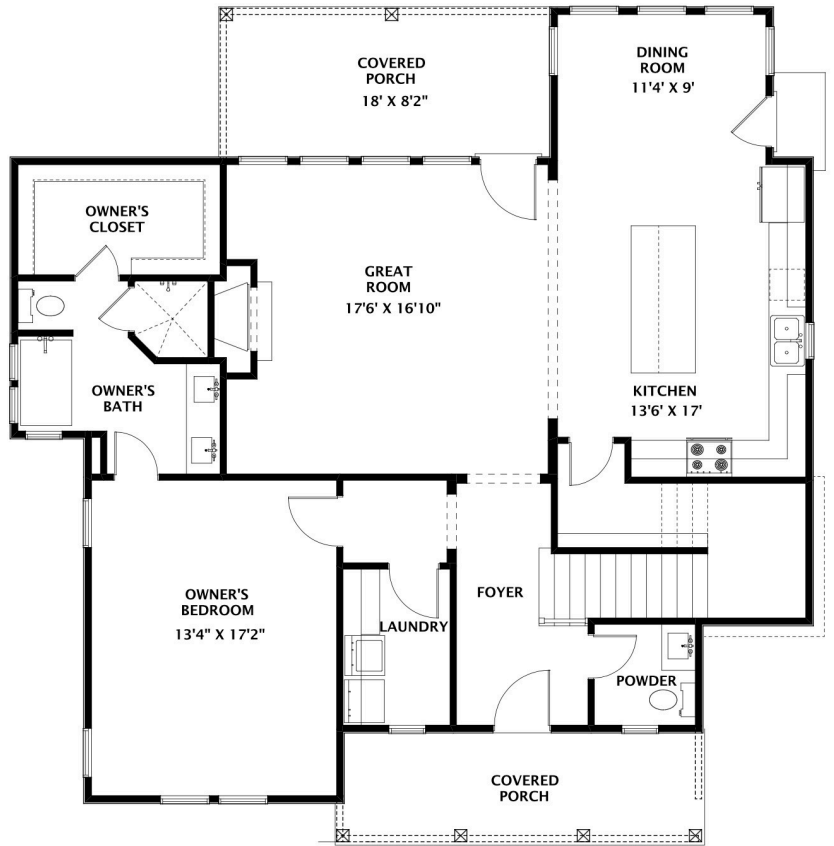
Bedrooms

- All bedrooms will have ceiling fans

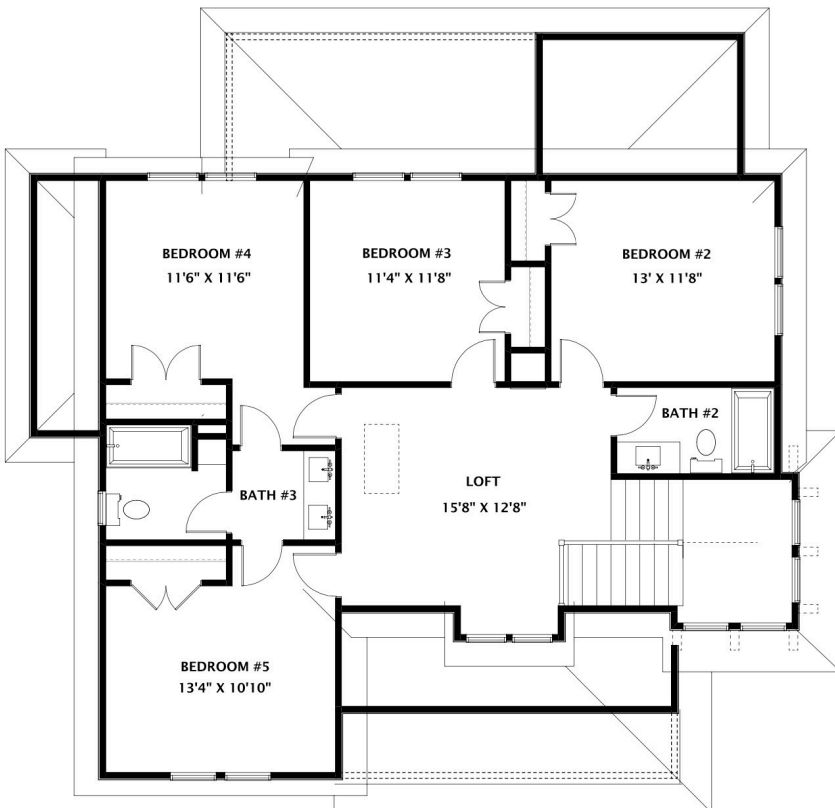
The exterior color schemes for the community have been thoughtfully selected by our Design Team. Scan the QR code to see the designated floor plan and color scheme for each lot.



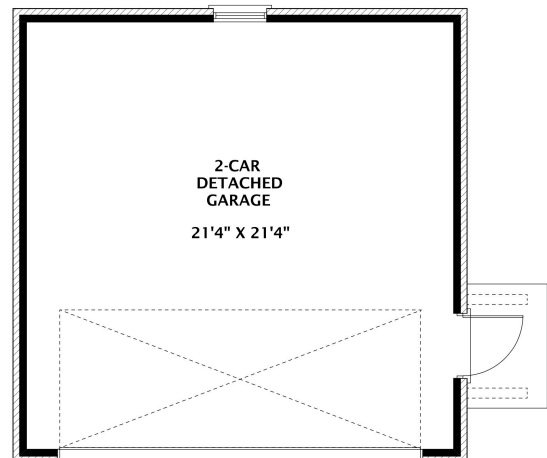
MAIN LEVEL



SECOND LEVEL



DETACHED GARAGE



FENCING OPTIONS



Fencing options for Estate Lots will be priced per lot. Fences will be a farm-style with four rails and wire mesh.



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