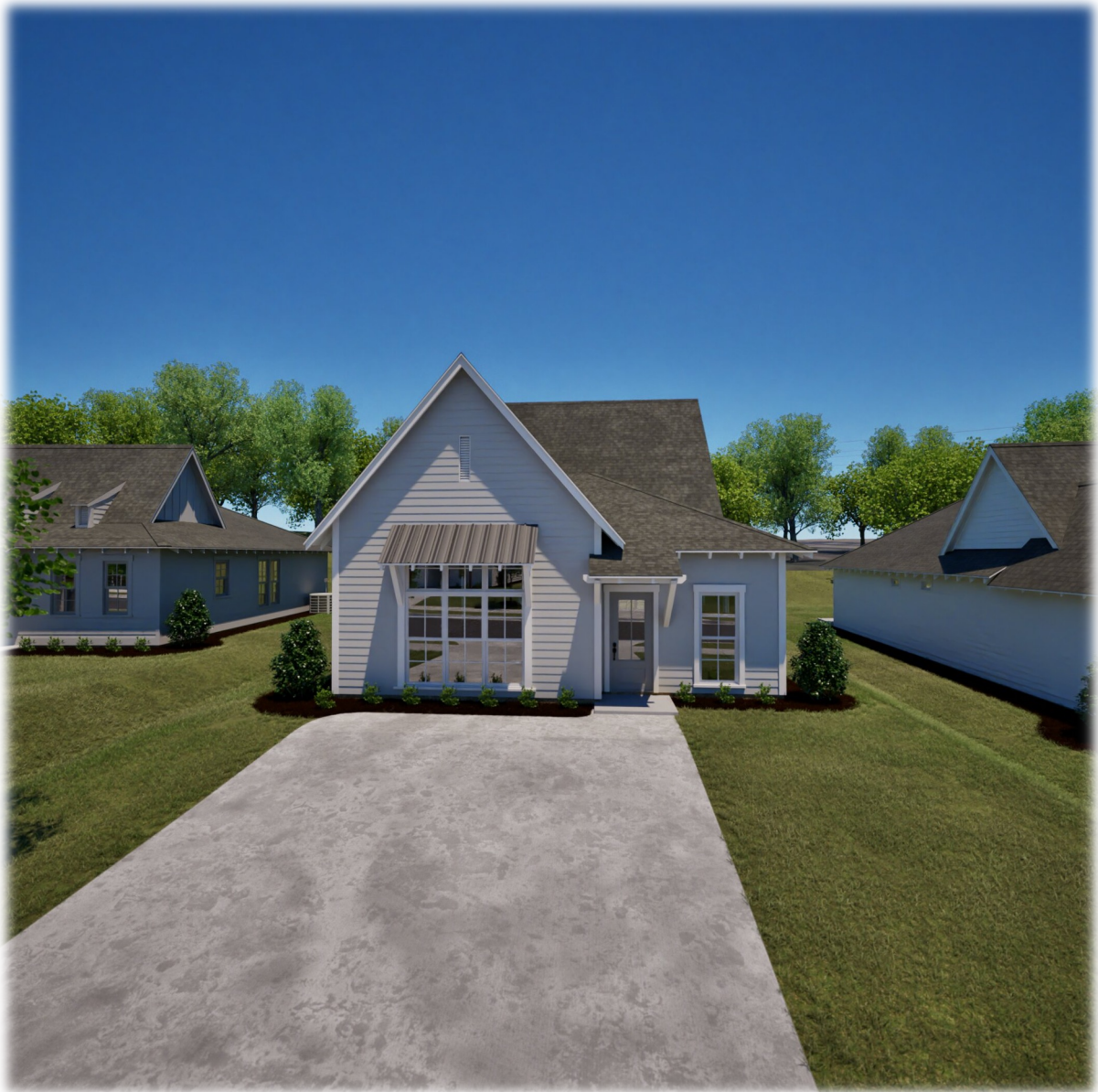


The Emily

FIREFLY



The Emily
4 Bed – 3 Bath
1,590 SQFT

The Emily'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

Exterior Features:

- Hardie Lap exterior siding
- Limited Lifetime Architectural Roof Shingles
- Metal Shed Roof
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front door & locking system
- 6x6 Smooth Pine columns on the back porch
- Landscaping to include plant package, irrigation, and 7 pallets of sod

Interior Features:

- 9' smooth ceilings throughout
- 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)
- 50-gallon electric water heater
- 14.3 SEER2 electric heat pump
- Low Voltage prewiring included. Additional smart home packages are available for pre-sale homes
- Option to upgrade to ventless electric fireplace with 5' tall brick surround & hearth and a shaker style mantel: \$6500

Interior Finishes:

Design Features

- 6" baseboards & cased windows throughout
- Recessed can 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
- Mud Bench at the back of home

Flooring

- Standard LVP flooring in the common areas and laundry room
- 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 & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in the kitchen
- Tiled backsplash in the kitchen

Bathrooms

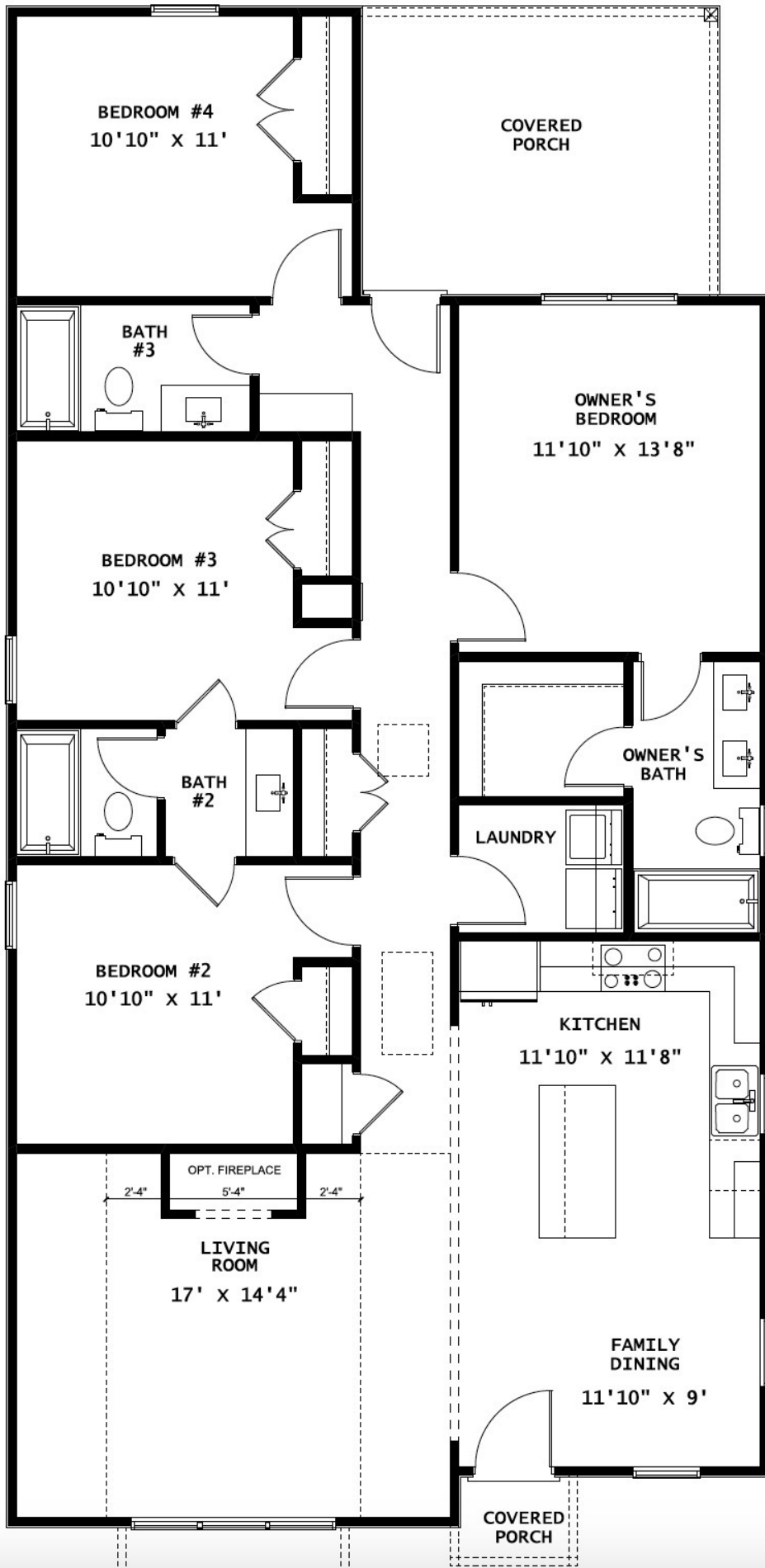
- Large double vanity in the primary bathroom with under-mount sink
- Vanity mirrors
- High quality fiberglass tub/shower in all full bathrooms
- Chrome Delta® Bath Fixtures

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.





BEDROOM #4
10'10" x 11'

COVERED
PORCH

BATH
#3

OWNER'S
BEDROOM
11'10" x 13'8"

BEDROOM #3
10'10" x 11'

BATH
#2

OWNER'S
BATH

LAUNDRY

BEDROOM #2
10'10" x 11'

KITCHEN
11'10" x 11'8"

OPT. FIREPLACE
2'-4" 5'-4" 2'-4"

LIVING
ROOM
17' x 14'4"

FAMILY
DINING
11'10" x 9'

COVERED
PORCH



FIREFLY




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