

# *The Emma*

*2 Car Carport*

EVERLEY



*The Emma - 2 Car Carport*

3 Bed - 2 Bath  
1,465 SQFT



# The Emma'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 & Board and Batten exterior siding
- Limited Lifetime Dimensional Architectural Roof Shingles
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front & back doors with locking system
- 6x6 Smooth Pine columns with large corbels in all covered porches
- Landscaping to include plant package, irrigation and 7 pallets of sod
- 2 Car Carport

## 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 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
- Custom designed wooden cabinets in laundry
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color
- Mud bench at the back entryway of the home

### Flooring

- 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 & over the range microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in the kitchen
- Tiled backsplash in the kitchen

### Bathrooms

- Double vanities in all bathrooms with undermount sink
- Vanity mirrors
- High quality fiberglass tub/shower in all full bathrooms
- Chrome Delta® Bath Fixtures

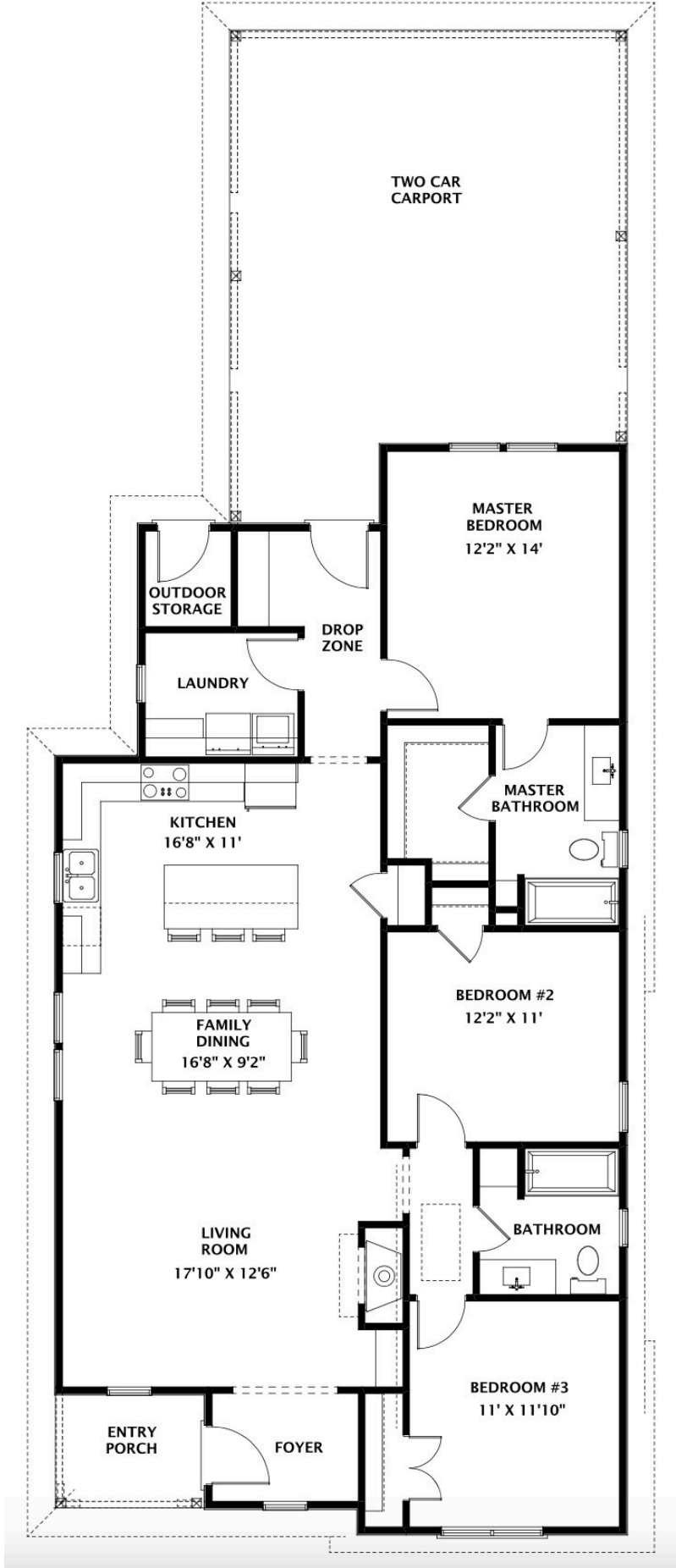
### Bedrooms

- 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.



# MAIN LEVEL



# FENCING OPTIONS



Fencing available for 2 Car Carport homesites at \$2,500. Fences will be a farm-style with four rails and wire mesh.



## EVERLEY



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