

# *The Ella*

EVERLEY



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5 Bed – 4 Bath  
2,299 SQFT



# The Ella'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)
- 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
- Option to upgrade to ventless electric log fireplace with 5' tall brick surround and hearth & shaker style mantle: \$6,500

## Interior Finishes:

### Design Features

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

### Flooring

- Standard LVP flooring in the common areas, laundry room, bathrooms and powder bathroom
- Carpet in all bedrooms, closets & any other rooms

### Kitchen

- White 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

### Bathrooms

- Walk-in tile shower in the primary bathroom
- Soaking Garden Tub in the primary bedroom
- Large single vanity in the primary bathroom with under-mount sink
- Option to upgrade to double vanity: \$2,500
- High quality fiberglass tub/shower in all other bathrooms
- Chrome Delta® Bath Fixtures

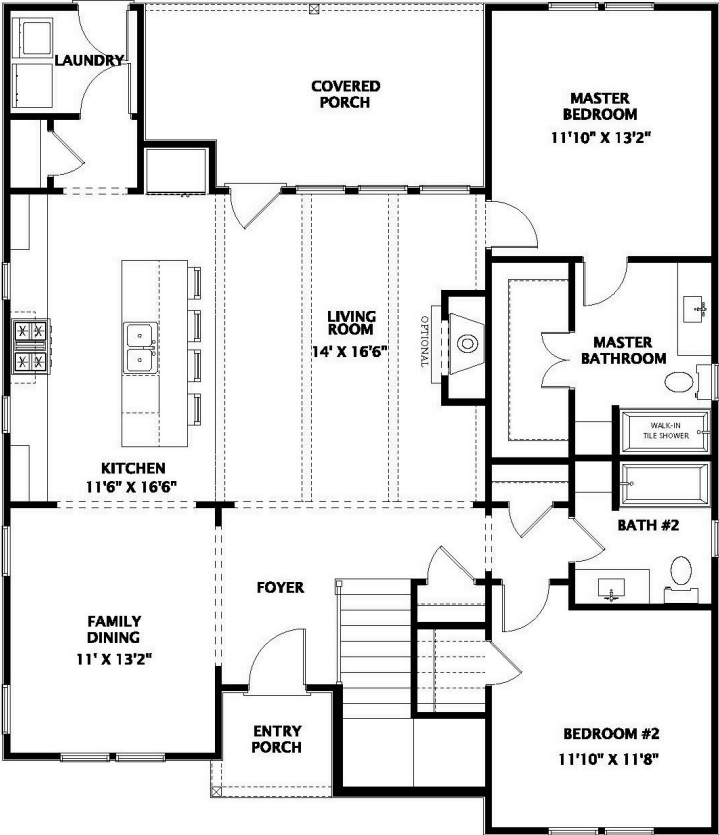
### Bedrooms

- Disc lighting in all bedrooms

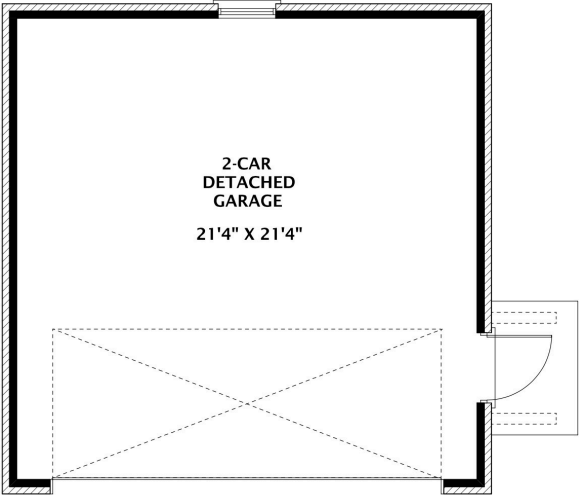
The exterior color schemes for the community have been thoughtfully selected by our Design Team. Scan the QR code to see the designated floor plan and color scheme for each lot.



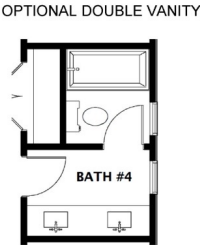
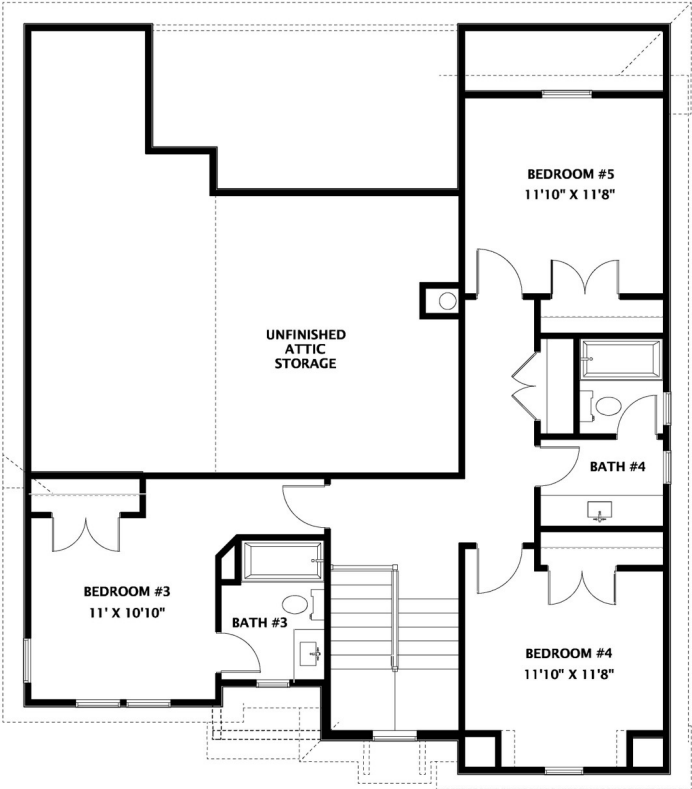
**MAIN LEVEL**



**DETACHED GARAGE**



**SECOND LEVEL**





# FENCING OPTIONS



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



## EVERLEY



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