

## Thompson Park – Standard package

### Architectural Features

- 8'-0" wood entry door and sidelight.
- Oversize one-car unfinished garage with insulated steel overhead door with automatic operator and decorative exterior wood cladding.
- Building exteriors contrast walls of natural cedar rain-screen horizontal and vertical wood siding against walls of 2-coat hybrid stucco.

### Interior Features

- 9' ceilings at first floor, 8' ceilings at second floor.
- 6'-8" interior paint-grade all solid core doors with Emtek lever style hardware.
- Engineered wood flooring in entry hall, living and dining room, kitchen, and master bedroom.
- Stain-resistant nylon carpet in master bedroom, second floor bedrooms, closets and hallway.
- Large-format porcelain tile floors in master bathroom and second floor bathroom.

### Kitchen Features

- "Advantage" maple veneer cabinets by Bridgewood.
- Full overlay, frameless construction with solid wood dovetail-joined drawers, full extension, soft-close drawer guides, soft-close door hinges, birch veneer interiors and 30" high upper cabinets.
- Quartz solid surface countertops and full height backsplash on range wall.
- Peninsula counter between kitchen and dining room, with matching wood cabinet front.
- Energy Star, stainless steel appliance package
  - Counter-depth, two door, two drawer refrigerator
  - Dual fuel range with convection oven and warming drawer
  - Dishwasher with top controls
  - Built-in Microwave Oven

### Bathroom Features

- 36" high base cabinets, "Advantage" maple veneer cabinets by Bridgewood.
- Quiet exhaust fans with timer control in all bathrooms.
- Mirrors over all vanity cabinets.
- Delta "Trinsic" series tub, shower and faucet trim.
- Master Bath
  - Soaker tub with solid surface deck and ceramic tile apron.
  - Porcelain tile shower with built-in bench and frameless glass enclosure.
  - Vanity cabinet with drawer units, quartz solid surface countertop and two undermount sinks.
- Powder Room
  - Vanity cabinet with quartz solid surface countertop and undermount sink.

- Upstairs bathroom
  - Vanity cabinet with drawer units, with quartz solid surface countertop and undermount sink.
- Large-format porcelain tile floors( 12 by 24) in master bathroom and second floor bathroom.

### **Energy Features**

- Buildings meet Carbondale's stringent Residential Efficient Building Program standards.
- 50 gallon, Energy Star, high efficiency gas-fired water heater.
- 95% efficient, Energy Star forced air gas furnace.
- 16 SEER, Energy Star, two stage air conditioner.
- Insulation package includes:
  - Exterior walls insulated with 2" spray foam and 3 ½" blown-in fiberglass to an R-value of 27.4.
  - Roofs insulated to an R-value of 60.
  - Floors over unconditioned spaces insulated to an R-value of 52.
- Pella ProLine 450 aluminum-clad wood windows with pre-finished pine interiors and AdvancedComfort Low-E insulated glazing.
- Conditioned crawl space with heavy-duty vapor barrier and radon control piping.
- Roofs prepared to accept photovoltaic panels.

### **Warranty Features**

- 1 Year Standard GC Warranty.