

Standard Finishes



Aspen Collection included Features

ARCHITECTURAL FEATURES

- Thermatru fiberglass insulated 6'8" entry door.
- Two car unfinished garage with Masonite overhead doors and cedar wood exterior with two remotes.
- Gutters and downspouts tied into underground draining system.
- Decorative exterior automatic photo cell coach lamps.
- Extended Life Owen Corning "Duration" architectural shingles.
- Asphalt driveway with concrete walk and covered front porches.
- Maintenance Free Acrylic Dryvit Stucco Finish.

INTERIOR FEATURES

- Interior walls, doors, trim and ceilings painted with choice of one Sherwin William's standard color on a light textured drywall.
- 90 degree square corners.
- 9' ceilings
- 6'8" Interior paint grade hollow core doors with lever style hardware in brushed nickel or polished chrome.
- Heat & Glo traditional fireplace with blower in great room
- Evoke Luxury Vinyl in kitchen, pantry, dining room, laundry, hallways & entry ways.
- Stain resistant carpet with 1/2" #6 rebond carpet pad in great room, all bedrooms, study, walk-in closets, stairways /upstairs hallways.
- Tile floors in master bathroom and secondary/powder bathrooms..
- Phone/TV outlets in kitchen, great room and master bedroom.
- Recessed lights in kitchen, hallways, and bathrooms.
- Maxim kitchen island pendants, bathroom

vanity lights and flush ceiling light fixtures in brushed nickel or polished chrome.

KITCHEN FEATURES

- Aristokraft Birch cabinetry with 30" uppers and crown molding.
- Wilsonart High Definition or Formica 180 FX countertops with 4" backsplash.
- One level kitchen island
- Energy Star GE Appliance Package includes:
 - o 24.7 cu ft Side-by-Side Refrigerator.
 - o 30" Free standing electric or gas range
 - o 1.7 Cu. Ft. space saver microwave.
 - o Built in dishwasher with front controls
 - o Your choice of black, white or stainless steel appliances

GENERAL BATHROOM FEATURES

- Sterling Soaker tub with ceramic tub tile deck and tiled shower with fiberglass pan in Master Bathroom.
- Sterling Ensemble Medley Vikrell shower and tub enclosures in secondary bathrooms.
- 36" high base Aristokraft Birch cabinetry.
- Exhaust fans in all bathrooms
- Mirrors over all vanity cabinetry

ENERGY FEATURES

- Energy Star qualified high efficiency Rheem® 50-gallon energy saver water heater with 8 year limited warranty.
- Energy Star Carrier 13 Seer Air Conditioning.
- Energy Star qualified Carrier® Comfort 95.5% efficient forced air gas furnace with comfort fan technology.
- Insulation Package including:
 - o R38 fiberglass insulation to exterior ceiling areas at upper level.
 - o R21 fiberglass batts to house exterior wall areas at main and upper levels.

- o R13 fiberglass batts at garage to house partition walls. Fiberglass batts to garage ceiling area to conditioned space above.
- o R25 fiberglass batts to main level exterior rim joist areas.

- Milgard® solid vinyl low-E glass windows with a limited lifetime warranty and glass break coverage.
- Radon mitigation system with vapor barrier under slab of living area
- Air barrier weather stripping at foundation

2-10 HOME BUYERS WARRANTY FEATURES

- **1 Year Workmanship Warranty** which covers; roof covering, cabinets, countertops, door panels, exterior siding, hardwood floor, basement floor, ceramic tile, drywall, interior trim, carpet, paint and fireplace.
- **2 Year Systems Warranty** which covers; supply piping, waste piping, ductwork and electrical wiring.
- **10 Year Structural Warranty** which covers; roof framing, load-bearing walls, beams, columns, foundations and floor.

INCLUDES:

- Soils Report
- ILC Survey - Improvement Location Certificate
- \$5,000 Club Membership fee with facilities and golf (excludes cart fee and driving range fee)

Upgrade Packages



Interior Finishes Elements

At Ironbridge, we believe your new home should reflect your personal style. For that reason, we are proud to offer three design packages—the basic package with two designer upgrades. Featuring the artistry of Kari Armstrong and HRi Design, each package presents a curated set of design materials and finishes to suit your individual preferences. You can see and touch of all the materials and options available within these packages in our Design Studio. The residential upgrade packages includes the following:

UPGRADE I

General

- Evoke Luxury Vinyl in great room, kitchen, pantry, dining room, study, teen room, laundry, hallways and entryways.

Kitchen

- Aristokraft 42" birch upper cabinets with crown molding.
- Hannex countertops in Kitchen and Bathroom.

UPGRADE II

General

- Thermatru fiberglass insulated 8' entry door.
- 8' Riverside interior paint grade solid core doors with lever style hardware in brushed nickel or polished chrome.
- Engineered wood flooring in great room, kitchen, pantry, dining room, study, teen room, hallways and entryways.
- KitchenCraft Alder cabinetry with 42" uppers.
- Granite countertops in kitchen and bathrooms.

Kitchen

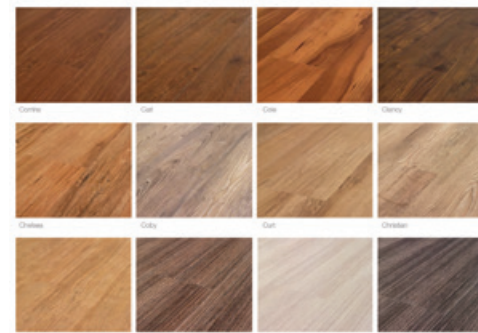
- 42" Alder cabinets w /crown.
- Granite counters all including baths.

Bathrooms

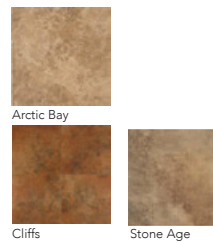
- Alder cabinets.
- Poured shower pan with tile in master
- Sterling Performa tubs with tile surround in secondary bathroom.



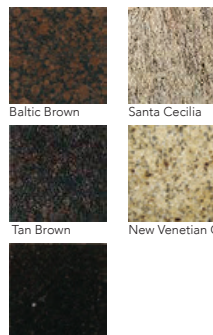
Aristokraft Kitchen Photo 42 inch uppers - crown molding



Evoke Luxury Vinyl



Tile



Granite



GE 1.7 cu. ft. Over the Range Microwave in Stainless Steel



GE 5.3 cu. ft. Electric Range with Self-Cleaning Oven in Stainless Steel



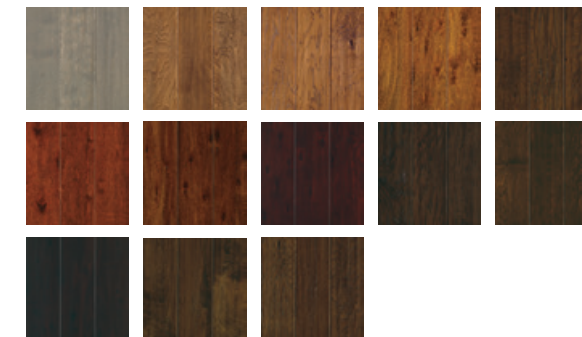
GE Front Control Dishwasher in Stainless Steel



GE 24.7 cu. ft. Side by Side Refrigerator in Stainless Steel



Sinclair Birch by Aristokraft



Mohawk Engineered wood Flooring