

ELLISON PLANTATION

FEATURES AND SPECIFICATIONS



INTERIOR

- 9' Ceilings on Main Level (1500+ Sq. Ft.)
- Stain Resistant Carpet with 6# Carpet Pad
- Fireplace with Gas Logs (Ventless)
- Hardwoods in Entry
- Rounded Drywall Corners
- Windows Cased
- Flat Wall Paint With Semi-Gloss Trim
- Smooth Ceilings
- Up To 3 Arched Doorways (Plans Vary)
- Pull Down Attic Stairs (9' Ceilings Or Less)
- Painted Garage
- Painted Interior Woodwork

KITCHEN

- Electric Smooth Top Range (Black)
- Dishwasher (Black)
- Microwave (Black)
- Garbage Disposal
- Up To (4) Recessed Lights
- 8" Double Stainless Steel Kitchen Sink
- 42" Birch Cabinetry
- Vinyl Flooring
- Formica Countertops
- Ice Maker Hook-Up

BATHROOMS

- Double Sinks in Master Bathroom
- Cultured Marble Countertops
- Garden Tub and Separate Shower in Master Bathroom (Most Floorplans)
- Pedestal Sinks in Half Baths
- Elongated Toilets

ELECTRICAL

- 200 Amp Panel
- (2) Exterior Receptacles – Front and Rear
- (2) Ceiling Fan Pre-Wires
- (8) Cable & Phone Pre-Wires
- GFCI Outlets (As Needed)
- Door Bell and Smoke Detectors
- Garage Door Opener with Two Remotes

PLUMBING

- Energy Efficient 50 Gallon Quick Recovery Water Heater (Gas Or Electric)
- PEX Water Lines
- Fiberglass Tubs and Shower-Tub Combos
- (2) Exterior Water Spigots

HEATING & AIR CONDITIONING

- Gas Furnace (Heat Pump if Natural Gas is Not Available)
- Electric Air Conditioning Unit
- Insulated Ductwork

INTERIOR FINISH

- ½" Sheetrock Smooth Finish Ceilings
- ½" Sheetrock with Smooth Finish Walls

EXTERIOR

- Vinyl Siding
- Porch Posts with Stone Accents (Per Plan)
- Fiberglass Front Door - Wood-Grain, Stained
- Vertical Board and Batten (Vertical Siding)
- Metal Roof Accents
- 10x10 Patio (Slab Foundation)
- Deadbolt Locks On Exterior Doors
- Window Screens
- 4-Plex Mailbox

INTERIOR WALLS

- 2x4 Top and Bottom Plates
- Studs: 2x4 at 24" on Center

EXTERIOR WALLS

- 2x4 Top and Bottom Plates
- Sheathing: ¾" O.S.B.
- Studs: 2x4 at 16" on Center

FOUNDATION

- 8" Deep Poured Concrete Footing
- Slab Foundation

ROOF

- Architectural Shingles
- 15lb Felt
- Ridge Vent with Continuous Eaves
- Soffits Wrapped With Metal
- Gutters & Downspouts
- Engineered Trusses at 24" on Center
- Sheathing: ¾" O.S.B. with Roof Clips

DRIVEWAY

- Driveway Poured with 3,000 PSI Concrete

SITE PREPARATION

- Clearing, Grading, Hauling
- Trash Disposal (Dumpster Included)
- Silt Screen

LANDSCAPING

- Sodded Front Lawn (10 Pallet Maximum)
- Mulch Along Front of Home
- Bushes, Flowers, Shrubs, and One Tree
- \$3,000 Premium on Corner Lots

INSULATION

- Ceiling – R-30
- Walls – R-13
- Crawl Space – R-19
- Insulated Exterior Doors
- Insulated Metal Garage Door
- House Wrap
- Vinyl Windows (Low-E, Double Pane)

HOME WARRANTY

- One Year Limited Warranty
- Eight Year Foundation Warranty
- 90 Day Post Closing Inspection
- 1 Year Post Closing Inspection
- Full-Time SK Warranty Representative