

STANDARD FEATURES FOR HARVEST POINTE PHASE III



General Information

1-yr. NCBA Warranty

Exterior Features

Lot – Final Graded
Maintenance Free Vinyl Siding & Soffit: Color Selected by Buyer
Partial stone Fronts in select color choices
Aluminum Gutters, Downspouts & Fascia
Downspouts to Splash Blocks
Concrete driveway and Sidewalk
Two & Three Car Garage plans – Insulated, Dry Walled & Textured
16' & 8' and 8'x8' Tall Raised Panel Insulated Steel Garage Door w/ row of glass and Opener which is Ultra-Quiet Belt Drive Smart Opener with Camera and Dual LED Lighting w/ 2 Remotes & Keypad
Entry Door Chime
Coordinated House Coach Lights
Two GFI Exterior Outlets
Three Hose Bibs, 1 in Garage, 2nd & 3rd per Plan
Single Hung Vinyl Window's w/Screens & Low E Glass. With Limited Lifetime Warranty
Paneled Shutters per Plan (Andover)
Insulated Fiberglass & Steel Entry Doors, Painted
Schlage Dexter® Locks
Sliding Glass Doors per Plan
CertainTeed Landmark® HDZ Dimensional Shingles w/ Limited Lifetime Warranty

Insulation & Framing Features

OSB Exterior Roof Sheeting
OSB Sheeting for Exterior Sidewalls
R-49 Attic Insulation (blown in fiberglass)
R-15 Exterior Wall Insulation
R-13 Garage walls and R-19 Garage Ceilings
R-11 White vinyl blankets on Basement walls
Housewrap per code
Soffit & Ridge Ventilation System
Blower Door & Duct Blaster testing as per code

Foundation Features

8" Concrete Poured Walls 8'tall with
4" Concrete Floor Slab
30 Yr Waterproofing Warranty - Transferable
Sump Pump w/ Battery backup

Interior Features

Wall-to-Wall Carpet
8lb Carpet Padding
Luxury Vinyl Plank Flooring (per plan)
White Switches and Outlets
1951 Cabinets
Roll Out Shelf in Base Cabinets on middle shelf
Comfort Height Vanity Cabinets
Level 2 Granite/Quartz Countertops in Kitchen & Baths
Water Supply Line for Refrigerator
Stainless Steel Single or Double Bowl Kitchen Sink
Oval White Porcelain Bathroom Sinks
½ HP Badger Garbage Disposal
Appliance Package allowance \$5000.
Gas or Electric Line to Range and Dryer
Choice of Several Hollow Core White Interior Doors
Colonial 5 1/4" White Base Trim Whole House
3 ½" Window Casings Whole House
Stained Rail w/ Metal Spindles (See selections page)
Wire Closet, Pantry, and Linen Shelving
1/4" Plate Glass Bath Mirrors
Schlage Dexter® Lever Style Door Knobs
Satin Nickel, Bronze, or Black Towel Bars & Paper Holders
Interior Sherwin Williams® Flat-Paint Double Coated (2-Color Choices Standard)
Textured Drywall Ceilings and Closets

Mechanical Features

95% Energy Efficient, Carrier-Gas Forced Air Furnace
Energy Efficient Central Air Conditioner
Navien Tankless Gas Hot Water Heater
Digital Thermostat Wi-Fi ready
Moen Washerless Faucets
Wafer Lights in the whole house
LED Interior Bulbs per Plan
Exhaust Fans in Bathrooms per Plan
Fresh Air Exhaust Fan per Code
Fiberglass Tub & Shower Units
Fiberglass Laundry Tray per Plan
Gerber® Smartheight Toilets, China Sinks
Master Bedroom and Living (or Great) Rooms include a Ceiling Fan
200 AMP Electrical Service
1 USB Port Outlet
Pre-wired for Cable Outlets (5) Total
120 Volt Smoke Detectors w/ Battery Backup in Each Bedroom and Each Level
CO Detector outside sleeping areas per Code
PEX Interior Water Supply Lines

For more details call:

Jennifer Herron of Howard Hanna at 440-324-4261

-or-

Stacy Little of Howard Hanna at 440-346-2016

Standard features effective 6-21-25, subject to change without notice



 **Real Estate Services** 