



**SOUTHSTONE**  
A MIDCITY HOMES COMMUNITY

# STANDARD FEATURES

## EXTERIOR DESIGN

- **High-Quality Fiber Cement Siding, Board & Batten, with Stone and Architectural Details including Metal Decorative Roofing (per elevation)**
- Group Mailbox with Guest Parking Areas throughout Community
- 2 Car Garage with **R9 Insulated Door and Wi-Fi Opener**
- **Full Sod and Sprinkler System with Premium Landscape Package and Front Yard Maintained by HOA**
- Multidimensional Shingles with Minimum **30-Year Limited Warranty**
- **Private Covered Patio on ALL Plans**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- **8' Solid Mahogany Wood Front Door w/ Premium Handleset**
- Fiber-Cement Soffit and Fascia for a Low-Maintenance Exterior
- Fully Sheetrocked, Textured, Trimmed, and Painted Garage
- Full-lite Glass Rear Door
- Wood Privacy Fencing to Back Corners of Home
- **Whole Home Pre-finished Aluminum Gutters (Phase 1)**
- Upgraded Decorative Coach Light at Garage

## INTERIOR DESIGN

- Hand-laid Ceramic Floor Tile in Kitchen, Dining Area, All Baths, Entry, and Utility (per plan)
- Carpet with 3/8" Pad Standard in Remaining Rooms (per plan)
- **Pre-wired (COAX/CAT6) for TV/Internet in ALL Bedrooms, Family Room, Game Room, and Study (per plan)**
- **20" OnQ (Low Voltage) Panel in Primary Bedroom Closet**
- **3cm Granite Countertops with Roundover Edges and Square Undermount Sink Bowls in ALL Full Baths**
- Enlarged Square Pedestal Sink with Modern Chrome Faucet and **Framed Mirror** in Powder Bath (per plan)
- Composite Bathtubs in Secondary Baths and **84" Tile Surrounds**
- Beech Cabinets in Primary and Secondary Bath (drawer stacks and medicine cabinet per plan)
- Drag Textured Ceilings
- **8' 2-Panel Interior Doors (First Floor) with Satin Nickel Knobs Throughout**
- Separate Full-sized Utility Room with Overflow Pan (2nd Floor), Built-in Shelving, and **Gas Drop for Dryer**
- **6" Modern White Pine Baseboards (First Floor) and 4" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs (per plan)
- Satin Nickel Upgraded Light Fixture Package with LED Disc Lights Throughout
- Oak Wall Rail with Cap and Trim at Stairs (per plan)
- Square Sheetrock Corners in All Areas
- Two-tone Wall (certain schemes) and Wood Trim Paint to Highlight Architectural Features
- Multi-speed Ceiling Fan w/ Light Kit in Family Room, Primary Bedroom, Game Room, and Study (per plan)

## CHEF'S KITCHEN

- 3cm Granite Countertops with Ceramic Tile Backsplash, Roundover Edges and Rounded Corners in High Traffic Areas
- Pantry and Sun-lit Dining Area (per plan)
- **42" Beech Upper Cabinets w/ Crown, Dovetail Drawers, and Refrigerator Cabinet (per plan)**
- **Stainless Steel Appliances** Including:
  - **30" Gas Range w/ Microwave Above, Vented Outside**
  - Upgraded Tall Tub Multi-Cycle Dishwasher
  - **9" Deep Stainless Steel Undermount 50/50 Sink with Garbage Disposal and Upgraded Pull-Down Spot Resistant Stainless Faucet**
  - Convenient Ice Maker Water Line at Fridge Location

## PRIMARY BEDROOM SUITE

- **Oversized Primary Bathroom Shower with Mudset Tile Shower Floor and 84" Tile Surround (seat and soap niche per plan)**
- **3cm Granite Countertops with Roundover Edges and Square Undermount Bowls**
- Large Walk-in Closet(s) (per plan)
- Modern Chrome Plumbing Fixtures
- 42" Height Mirrors in Primary Bath

## SAFETY AND ENERGY FEATURES

- **Radiant Barrier Roof Decking**
- **R-49 Insulation in Attic**
- **R-15 Insulation in All Exterior Walls (excluding garage)**
- **Wi-Fi Programmable Thermostat**
- **16-SEER Rated Cooling/Heating System with R-8 Ductwork Fresh Air Intake, and MERV13 Media Filter**
- Energy-efficient Vinyl Windows with Low E3 Glazing
- Smoke Detectors with Battery Backup for Continuous Operation
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Attic Air Flow Ventilation with Soffit and **Ridge Venting**
- **Water-Conserving Elongated Soft-Close Commodes at ALL Baths**
- **Gas Tankless Water Heater and Pre-Plumb for Water Softener in Garage**

## QUALITY FEATURES

- Professionally Engineered Post-Tension Foundation
- Professionally Engineered **Floor Truss** System
- **Full OSB Sheathing with Housewrap for Watertight Exterior**
- **Self-Explore Online Designer Software (after contract) and In-Model Showroom to Assist with Customizations Upon Request**



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