

# FACTS & FEATURES - PARK LANE AT LOWRY

# PEACE OF MIND

## THE PERSONALIZED TOUCH

- **Homeowner Portfolio** - we believe the homeowning process is so important, we wrote a book on it
- **Personal Builder Program** - Up to 3 homebuyer meetings with your Personal Builder during the construction process of your home
- **Buyer/Home Introduction** before closing with your Personal Builder to assure total Customer Satisfaction
- **Final Home Buyer Meeting** with your **Warranty Service Representative** after closing your home
- Every **David Weekley Home** comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle

## KITCHEN

- Spacious kitchen designs with large islands or breakfast bars and pantries with deep shelving
- Recessed cans for superior lighting
- Merillat cabinetry finished with spacious 42" uppers, crown molding, and choice of decorative knobs and pulls; choice of stain colors on American oak with a variety of wood species, stains, and glazes available through our Custom Choice offerings
- Choice of black or white GE kitchen appliances including electric range with self-cleaning oven, upgraded dishwasher with QuietDesign, and Spacemaker microwave
- Granite slab countertop in choice of 4 popular colors with 12x12 ceramic tile backsplash set straight
- Undermount 18-gauge stainless steel sink with Moen single handle pull-out faucet
- 1/3 HP garbage disposal
- Pre-finished hardwood floors in kitchen and breakfast area- per plan
- Icemaker connection for refrigerator

## OWNERS RETREAT & MASTER BATH

- Spacious and private Owner's Retreat with unique window designs
- Roomy walk-in closet
- Prewired for ceiling fan
- Prewired with Cat 5E, 4 pair twisted phone wiring
- Prewired for cable TV with RG6 Quad Shield cable
- Five piece bath including vanity with 2 sinks
- Storage for linens

## OWNER'S RETREAT & MASTER BATH

- Elegant cabinetry with choice of decorative knobs and pulls; quality concealed hinges and drawer glides covered under lifetime warranty; choice of stain colors on American oak with a variety of wood species, stains, and glazes available through our Custom Choice offerings
- Raised height cabinets with drawers for efficient storage (per plan)
- Designer light fixtures in brushed nickel
- Oversized mirror
- Granite slab countertop in choice of 4 popular colors
- Upgraded Moen chrome faucets
- Clear, safety glass-enclosed shower with chrome trim to showcase beautiful 6x6 ceramic tile surround
- Posi-temp pressure balance valve in shower
- Luxurious, oversized Sterling tub with deck-mounted Moen chrome faucet and ceramic tile surround
- Private water closet for toilet

## INTERIOR

- LifeDesign architecture featuring special attention to Sight Lines, Room Placement, Traffic Patterns, Windows and Light, and Massing and Proportion
- Private studies in select designs
- Unique plant ledges and/or art niches in select designs
- Traditional stairway with stained newel posts and handrails
- Professionally-selected decorator paint enhanced with accent trim
- Plush carpet in choice of colors with hypoallergenic pad
- Classic 12x12 ceramic floor tile in choice of 5 classic colors in entry, powder room, mudroom, utility, secondary baths and master bath
- Pre-finished hardwood floors in kitchen and breakfast area
- Stylish brushed nickel designer light package by Savoy
- Brushed nickel ceiling light fixtures in secondary bedrooms
- Dimmer switch for dining room chandelier
- Caiman smooth, two-panel interior doors highlighted with Schlage satin nickel knobs with manufacturer's 5-year finish warranty
- Privacy lock on secondary baths and owner's retreat
- Decorative crown moulding at columns, formal dining room, and select entries - per plan
- Decorative chair rail in formal dining room - per plan
- Entertainment area for audio/video components and flat screen tv
- Cozy 36" direct vent Heat 'n Glo gas log fireplace beautifully detailed with trim package, painted mantle and 12x12 ceramic tile surround
- 52" ceiling fan with 5 blades, light kit, and 3-speed rheostat in family room

## INTERIOR CONTINUED

- Walk-in closet in select secondary bedrooms
- Painted shelving and wooden rods in bedroom closets
- Stylish Merillat 30" upper cabinets in laundry room; base cabinets per plan
- Elegant Sterling pedestal sink and decorative oval mirror in powder room
- Granite slab countertop in choice of 4 popular colors in secondary baths
- Moen faucets in all baths
- Posi-temp pressure balance valve in all showers
- Ceramic tile over HardieBacker for superior moisture resistance and durability in all shower and tub areas
- Water-conserving elongated Sterling toilets
- Structured wiring system including Cat5e wiring, 4 media/universal outlets, 2 dual phone/data outlets, satellite prewire to outside of home
- Eaton load center with high voltage surge protection and lifetime breakers
- Full Honeywell alarm system including one keypad, contacts at all main level and basement doors and windows, and 1 year free monitoring
- Combination carbon monoxide/smoke detectors with battery backup - qty. per plan
- Upsized gas line to accommodate multiple gas appliances
- Rough-in bath plumbing in basement
- Tamper- and weather-resistant receptacles providing added protection from electrical shocks and effects associated with wet locations

## EXTERIOR

- Warm, richly appointed exteriors
- GAF-ELK Timberline architectural shingles with 30-year manufacturer's limited warranty
- DOW WeatherMate housewrap
- Cemplank easy-maintenance, cement siding with 25-year limited warranty (see sales consultant for specific details)
- 2-car garage with a generous 18-foot wide, 7-foot high steel door Genie garage door opener and exterior coach lighting per plan
- Professionally-selected exterior paint palettes with body, trim, and accent combinations
- Divided light windows on front elevations
- Custom painted front entry Thermatru door with Schlage brushed nickel handleset and kickplate
- Standard front yard landscaping with sod, one tree, shrubs, decorative rock and automatic sprinkler system
- Standard privacy fence per community landscape design

## WARRANTY/VALUED CONSTRUCTION TECHNIQUES

- 10-year Home Builder's Limited Warranty transferable upon sale of your home in the first 10 years
- 2-year warranty on portions of major mechanicals
- 1-year limited warranty on defects and workmanship
- Individually-engineered foundations for lot specific soil conditions
- Interior drain system at basement with sump pump
- Nailed, glued and screwed (tongue and groove) subflooring

## DAVID WEEKLEY'S ENERGYSAVER PROGRAM

- EFL Program - Diamond Level
- R-23 blown fiberglass insulation in exterior 2x6 walls
- R-38 blown insulation in ceilings
- R-19 vinyl faced fiberglass insulation in basement
- R-11 batt insulation in crawl space walls
- Full OSB wrapped exteriors
- Engineered Boise Cascade I-joist floor system
- Balanced home ventilation system with energy-efficient Panasonic WhisperGreen exhaust fan
- HardieBacker for superior moisture resistance and durability in all shower and tub areas
- Safe, non-corrosive Uponor PEX plumbing system with 25-year warranty on pipes and fittings
- Energy-conserving liquid foam air infiltration package
- Ductwork and plenum sealed with hard cast mastic
- Ductwork cleaned with a high-powered vacuum system by MonsterVac to clear construction debris prior to closing
- Jump ducts throughout to provide a path for return air
- Flashing at sills to provide a water resistant barrier at windows
- Energy-conserving sill seal around base plates to reduce air infiltration
- Milgard double-paned Low-E white vinyl thermal windows throughout
- Lennox 13 SEER air conditioning system
- 92% efficient sealed combustion gas furnace
- Energy-efficient, Energy Star-qualified Rinnai natural gas tankless water heater
- Honeywell programmable thermostat
- Low VOC Kwal paints
- Multiple independent third-party performance verification inspections