

FACTS & FEATURES

PEACE OF MIND - TUSCANY HILLS

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
- **David Weekley Design Consultants** will assist you with all your color selections in your home
- **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
- **Competitive financing from approved lenders**

KITCHEN

- Gourmet kitchen with abundant cabinet space and separate pantries
- Designer cabinet knobs on doors and pulls on drawers
- Undercabinet lighting with decorative light valance
- Dovetail and soft close drawers
- Staggered flat panel cabinets in your choice of stain with crown moulding
- Decorative cabinet wood chimney hood
- Pull-out double trash can cabinet
- Granite countertops with eased edge
- Tile backsplash in various color and style selections
- Engineered hardwood floors in a variety of colors
- Electrolux Professional 5-burner gas cooktop
- Electrolux stainless steel dishwasher
- Electrolux built-in single wall oven
- 8" deep stainless steel 50/50 undermount kitchen sink
- Delta Leland single handle pullout kitchen faucet in stainless finish
- High capacity food disposal unit
- Icemaker connection provided
- Designer pendant lights over island and recessed lighting in Kitchen (per plan)

OWNERS RETREAT

- Spacious and private, king-size suite with crown molding
- Ceiling fan with brushed nickel finish

MASTER BATH

- Stained flat panel cabinets in your choice of color
- Delta Lahara plumbing fixtures in brushed nickel
- Tile flooring in various color and style selections
- Granite countertops in various color selections with oval undermount sinks
- Semi-frameless glass enclosures for owner's shower - per plan
- Tile tub deck with drop in oval tub
- Tile shower with Mosaic tile shower floor
- Private water closet with elongated, comfort-height toilet

INTERIOR

- Interior Sherwin-Williams color selections
- Various raised and sloped ceilings provide character to individual rooms - per plan
- 8' doors on main level of home with brushed nickel hardware
- Crown molding in entry, owner's retreat, dining room, study, gallery, and columns
- Level 3 Engineered Hardwood floors in entry, gallery, kitchen, powder, great room and main level connecting halls
- Decorative collection of home lighting
- Recessed cans in main living areas
- Tile in all bathrooms and utility room
- Long Life level 2 carpet with multiple color selections and 6 lb. carpet pad
- Elongated, water-saving commode in all baths
- Tile tub and shower surrounds in secondary baths
- Elegant pedestal sink in power bath-per plan
- 8" widespread Delta Lahara faucet in brushed nickel finish in owner's bath and powder bath
- 4" Centerset Delta Lahara faucet in brushed nickel finish in secondary bathrooms
- Linen closet-per plan
- Separate utility room with tile floor and granite countertop-per plan
- Open stairways combining stained and painted wood details and balusters and oak wood treads
- 7 1/4" Speed Base on main level with 5 1/4" on second level
- Direct vent fireplace
- Granite countertops with eased edge and oval undermount sinks in secondary baths

INTERIOR CONTINUED

- Ceiling fan with brushed nickel finish in owner's retreat and family room
- Smoke detectors hard-wired with battery back-up
- Protective ground fault interrupter circuits in kitchen, baths, and exterior for safety
- Privacy deadbolt locks on front and rear patio doors
- Fire rated 5/8" sheetrock on garage ceiling
- Attached garages fully sheetrocked, finished, painted and trimmed with 5 1/4" Speed Base
- Disappearing stair attic access-per plan
- Professionally designed structured wiring package including surround sound pre-wire in family room
- 5 cable and 2 phone outlets located per customer choice

EXTERIOR

- Classic design exteriors with prestigious appearance
- Custom brick and stone elevations
- Carriage-style garage doors with handles, hardware, and glass panels
- Decorative stained wood front doors-per plan and elevation
- Decorative front door handleset in brushed nickel
- American made, low-maintenance, quality clay fired brick
- Decorative coach lighting
- High definition architectural Tamko shingles with 30-year manufacturers warranty
- Full gutters in designer colors
- Double-paned, double hung synthetic windows
- Frost proof hose bibbs

WARRANTY/VALUED CONSTRUCTION TECHNIQUES

- 10 year limited home warranty transferable upon sale of home within the first 10 years
- On-site custom framing with Advanced Framing techniques for improved energy efficiency

DAVID WEEKLEY'S ENERGYSAVER PROGRAM

- **Environments for Living Diamond Level guarantee** is based on the heating and cooling usage portion of your utility bill – see the **Sales Consultant for more information on the Environments for Living guarantee.**
- **TechShield** radiant barrier roof decking
- R-22 (per plan) wall insulation system coupled with R-38 blown-in insulation in the attic helps control indoor temperature
- Energy-saving tankless water heater
- Jump duct interior air flow system to equalize air pressure between rooms
- Energy-saving air conditioning system achieving a 14-SEER rating
- Filtered fresh air ventilation system
- Programmable set back thermostats to efficiently control temperature
- Every home includes a carbon monoxide detector, two-story homes include one on each floor
- Low Volatile Organic Compound interior paint-when available
- PEX plumbing system including fully transferable 25-year warranty on PEX pipes and fittings
- Cement hardibacker board and anti-fracture coating to resist mold in shower and tub walls
- Water-saving low flow commodes