



Heartwood

Product Specifications and Finishes

Exterior Finishes

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Windows	Mi	3540 Series	White	Vinyl	Low E - or equal manufacturer
Roof Shingles	CertainTeed	Landmark Series Pro	Per Design Center Choice		or equal
Front Door	Navatech	Mundo N600	Per Design Center Choice - Paint color 1/2	TBD	no glass
Front Door Hardware	Kwikset	Deadbolt: 158SQT-S Lever: 156HFL-S		Satin Nickel	keyed alike
Garage Door	Garaga	Regal Contemporary	Per Design Center Choice - Paint color 1/2	flush	no glass
Stone/Brick Veneer	TBD	TBD	Per Design Center Choice		
Stucco	Portland Cement-based plaster		Per Design Center Choice - Paint color 2/2	smooth	3 coat stucco system
Front Door Light	Progress Lighting	P5774-31		Brushed Nickel	or equal
Sconce Lights - Garage & Patio	Kichler	9234BK			or equal
Exterior Walls		Stucco	Per Design Center Choice - Paint color 2/2		

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Exterior Finishes

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Exterior Walls		Fiber Cement Siding	Per Design Center Choice - Paint color 2/2		
Exterior Wall Color (Siding)	Sherwin Williams	SWA100	Per Design Center Choice - Paint color 2/2	Satin	or equal
Trim Color	Sherwin Williams	SWA100	SW7005 Pure White	Satin	or equal
Driveway	Concrete	3000 PSI, 6"x6" Fiber Mesh		Broom finish	
Mailbox	TBD	TBD	TBD		
House Numbers		Per HOA between 4 and 5" tall, made of steel, aluminum, nickel, or bronze/copper	TBD		4.5" letters
Irrigation					Front of House Only
Landscape					Minimal planting and sod. Specs per design guidelines

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Interior Finishes - Living/Bedrooms

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Interior Doors	Masonite	18092	Per Design Center Choice - Paint color 2/2	Primed white semi-gloss	SW Pro Industrial Pre-Catalyzed Water Based Epoxy
Interior Hardware	Kwikset	154HFL		Satin Nickel	or equal
Ceiling fan/Light	Hunter	59157		Brushed Nickel	or equal
Dining Room Chandelier	Progress Lighting	P4319-09		Brushed Nickel	or equal
Base Boards	5 1/4" tall square edge wood		Per Design Center Choice - Paint color 2/2	Primed white semi-gloss	
Door Casing	2 1/4" square edge wood		Per Design Center Choice - Paint color 2/2	Primed white semi-gloss	
Vinyl Plank Floor	Beau Floor	Parkway Rigid Core Click	Per Design Center Choice		Glue Down
Ceiling	Sherwin Williams	SW Master Hide	White	Flat	or equal
Walls	Veneer plaster finish over plasterboard		Per Design Center Choice - Paint color 1/2	Flat	Sherwin Williams SW Property Solutions
Closet Shelves	Closetmaid	Shelf and Rod 300 Series	white	Steel Coated Wire with PVC	various widths of shelving
Carpet	Dwellings - Groundwork Plus	DW125	Per Design Center Choice		1/2" rebond padding

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Interior Finishes - Kitchen

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Casework/Cabinets	Vista KraftMade	Lucent Lyndale (shaker-style) or Maxton (slab-style)	Per Design Center Choice		Hardware TBD
Counter Tops	LG Hausys Cosentino	HI-MACS G034 Silestone	Per Design Center Choice	Solid Surface Quartz	
Kitchen Sink				Stainless Steel Undermount Sink	
Kitchen faucet/plumbing fixtures				Stainless Steel - Single handle with pull out sprayer	
Dishwasher	Frigidaire	FFID2426T D	Black	Stainless Steel	24" built-in
Range	Frigidaire	FFGF3051T S	Black	Stainless Steel	30" Electric
Microwave	Frigidaire	FFMV1645T D	Black	Stainless Steel	30" over the range externally ventilated
Refridgerator	Frigidaire	FFSS2615T D	Black	Stainless Steel	
Penant Lights	Progress Lighting	P5170-09		Brushed Nickel	Quantity (3)
Overhead Light	Progress Lighting	P350146-009		Brushed Nickel	
Closet Shelves (pantry)	Closetmaid	Shelf and Rod 300 Series	white	Steel Coated Wire with PVC	various widths

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Interior Finishes - Bathrooms

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Bathroom Vanity	Vista KraftMade	Lucent Lyndale (shaker-style) or Maxton (slab-style)	Per Design Center Choice		Hardware TBD
Bathroom Countertop	LG Hausys Cosentino	HI-MACS-G034 Silestone	Per Design Center Choice	Quartz	
Bathroom Mirror	Avanity	Sonoma-M39	n/a	Metal	
Bathroom Sink	Undermount Sink			Porcelain	
Bathroom fixtures/ faucets				Satin Nickel	
Vanity Light	Progress Lighting	P2160-09		Brushed Nickel	or equal
Toilet Paper Holder	Miseno	MBHW-PH1LG		Satin Nickel	or equal
Towel Rack	Miseno	MBHW-TB24LG		Satin Nickel	or equal
Master Bath Floor	Avalon Flooring	Tivoli	Per Design Center Choice	Porcelain	
Master Shower Walls	Avalon Flooring	Tivoli	Per Design Center Choice	Porcelain	

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Interior Finishes - Laundry Room/Garage

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Washing Machine	Samsung	WF45R6100AP		platinum	
Dryer	Samsung	Samsung DVE45R6100P		platinum	electric
Garage Door operator	Genie	IntelliG1000			with remote
Garage Overhead Light	Lithonia Lighting	FMLWL 48 840		white	4000K
Attic Light	Progress Lighting	P350146-009		brushed Nickel	
Garage Floor	Sherwin Williams	Sherwin Williams	TBD		
Window Sills				match door & trim color	Wood Sills Standard

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Upgrades

Description	Base Package	Upgrade	Specifications	Finish	Price
Flooring	vinyl plank (except bedrooms)	porcelain plank (except bedrooms) or wood	Solid wood or glue-down floor		TBD
Kitchen Countertops	Quartz	granite		3cm or more	TBD
Kitchen Cabinets	36" Upper	48" Upper			TBD
Bathroom Countertops	Quartz	granite			TBD
Ceilings	standard	crown moulding in LR & Master BR			TBD
Window Sills	wood	solid surface or granite			TBD
Aluminum Railings	No railings	Add railings - front entry and back patio	Aluminum	White or Bronze	TBD
Landscaping & Irrigation	front irrigation only	additional landscaping & irrigation in back yard			TBD
Fencing	no fence	fence			TBD
Garage Floor	plain concrete	sealed concrete			TBD
Gas	None	Run gas lines to home for Range, dryer, Outdoor bbq, etc			TBD

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