



Heartwood

Product Specifications and Finishes

Exterior Finishes

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Windows	Pella	250 Series	White	Vinyl	or equal Low E, single hung
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	or equal no glass
Front Door Hardware	Kwikset	Deadbolt: 158SQT-S Lever: 156HFL-S		Satin Nickel	keyed alike
Garage Door	Garaga	Regal 24 (flush) or N24 (shaker)	white, sandstone, sa- hara, almond, brown, black, or terrastone	Factory enamel OR paint- ed to match front door	no glass
Stone/Brick Veneer	Boral or El Dorado	Pro-Fit LedgeStone or Stacked Stone	Per Design Center Choice		
Stucco	Finestone Exterior Insulation Finishing System		Per Design Center Choice	limestone	
Front Door Light	Progress Lighting	P5774-31		Black, White, or Brushed Nickel	or equal
Sconce Lights - Garage & Patio	Progress	P5712-31		Black, White, or Brushed Nickel	or equal

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Exterior Finishes

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Exterior Wall Color (Siding)	Sherwin Williams	SWA100	Per Design Center Choice	Satin	or equal
Trim Color	Sherwin Williams	SWA100	SW7005 Pure White	Satin	or equal
Driveway	Concrete	3000 PSI, 6"x6" WW Mesh		Broom finish	
Mailbox	Galvanized Steel		Bronze or Black		Black Steel posts
House Numbers		Per HOA between 4 and 5" tall, made of steel, aluminum, nickel, or bronze/copper	TBD		4.5" letters
Landscape					Specs per design guidelines. Irrigation system as upgrade inly.

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Interior Finishes - Living/Bedrooms

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Interior Doors	Masonite 2-panel squaretop hollow	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	Progress Lighting Trevina II or Hunter	P2555-0930K or 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	SW Pro Industrial Pre-Catalyzed Water Based Epoxy
Door Casing	2 1/4" square edge wood		Per Design Center Choice - Paint color 2/2	Primed white semi-gloss	SW Pro Industrial Pre-Catalyzed Water Based Epoxy
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	12" thick
Carpet	Dwellings - Groundwork Plus	DW125	Per Design Center Choice		

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Interior Finishes - Kitchen

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Casework/Cabinets	KraftMade	Lyndale (shaker-style) or Maxton (slab-style)	Per Design Center Choice	Enamel or High-Gloss	Hardware to match model home
Counter Tops	Cosentino	Silestone	Per Design Center Choice	Quartz	3cm Thick, eased edges
Kitchen Sink				Stainless Steel Undermount Sink	50/50, 60/40, or full
Kitchen faucet/plumbing fixtures				Stainless Steel - Single handle with pull out sprayer	
Dishwasher	Frigidaire	FFID2426T D	Black or regular stainless	Stainless Steel	24" built-in
Range	Frigidaire	FFGF3051T S	Black or regular stainless	Stainless Steel	30" Electric
Microwave	Frigidaire	FFMV1645T D	Black or regular stainless	Stainless Steel	30" over the range externally ventilated
Refridgerator	Frigidaire	FFSS2615T D	Black or regular stainless	Stainless Steel	
Pendant 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	12" thick

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Interior Finishes - Bathrooms

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Bathroom Vanity	KraftMade	Lyndale (shaker-style) or Maxton (slab-style)	Per Design Center Choice	Acrylic	Hardware TBD
Bathroom Countertop	Cosentino	Silestone	Per Design Center Choice		.75" Thick
Bathroom Mirror			n/a	Metal	39"
Bathroom Sink	Undermount Sink			Porcelain	
Bathroom fixtures/ faucets				Satin Nickel	
Vanity Light	Progress Lighting	P2078-09		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	
Shower Wall Accent	Florida Tile	Bliss - Random Strip Mosaic	Per Design Center Choice	Mixed	6" strip @ 48" AFF

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Interior Finishes - Laundry Room/Garage

Description	Manufacturer or Material	Model #	Color	Finish	Remarks
Washing Machine	Samsung	WF45R6100AP		platinum	Or Equal
Dryer	Samsung	Samsung DVE45R6100P		platinum	electric
Garage Door operator	Genie	IntelliG1000			wall mounted with two remotes
Garage Overhead Light	Lithonia Lighting	FMLWL 48 840		white	4000K
Attic Light	Progress Lighting	P350146-009		brushed Nickel	
Attic Entry					Pull-down stairs
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)	vinyl plank in bedrooms (no carpet)	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	Black or White	TBD
Landscaping & Irrigation	no irrigation	additional landscaping in back yard & addition of irrigation system			TBD
Fencing	no fence	fence	6' Stockade, Shadow Box, Horizontal Stacked, or Horizontal Spaced Wood	Treated Wood or brown PVC	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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