



TREE HILL HOMES™

"BUILDING AFFORDABLE LUXURY"

Included at THUNDER RIDGE

Luxury Kitchen

- ◇ Custom built, hand stained cabinets
- ◇ 42" upper cabinets in kitchen
- ◇ Crown molding above all upper cabinets
- ◇ Hand laid **Ceramic Tile** floor group 2
- ◇ Hand laid **Ceramic Tile** backsplash with designer accent
- ◇ Bow-bay window in nook (per plan)
- ◇ Centralized service island with sink
- ◇ **GRANITE** solid surface counter tops in designer colors
- ◇ Deep shelved pantry
- ◇ **WHIRLPOOL®** reliable full size ovens and ranges
- ◇ **WHIRLPOOL®** multi-cycle dishwasher
- ◇ High capacity 1/3 hp food disposal unit
- ◇ Dual basin sink with vegetable sprayer
- ◇ **Delta®** decorative bronze faucet
- ◇ Refrigeration water line for ice maker

Master Retreat & Bath

- ◇ Spacious walk-in closet
- ◇ Bow-bay seating area (per plan)
- ◇ Ceiling fan with light kit
- ◇ Hand laid ceramic tile in bath group 2
- ◇ Cultured marble vanity tops with dual sinks
- ◇ Oversized vanity with make-up seating for her (per plan)
- ◇ Quality **Delta®** faucets
- ◇ Oversized garden tub with hand laid ceramic tile surround group 2
- ◇ Separate glass enclosed 36"-42" shower with hand laid **Ceramic Tile** group 2 and sitting ledge (per plan)

Utility Room

- ◇ Hand laid ceramic tile floor
- ◇ Washer and dryer connections with recessed dryer exhaust to exterior
- ◇ Air-conditioned with separate exhaust fan
- ◇ Detergent shelf with drying rod

Fireplace

- ◇ Cozy 42" wood burning fireplace
- ◇ Stone fireplace surround with custom wood mantle

Hardware

- ◇ Bronze door hardware
- ◇ **Kwikset®** privacy dead bolt locks on front and back doors

Electrical

- ◇ Bronze lighting fixtures
- ◇ GFI electrical outlets on kitchen, baths and exterior of home
- ◇ Prewired for garage door opener
- ◇ Pre wired for TV/PH 5 total drops
- ◇ Smoke detectors to code
- ◇ Full security system (windows and doors) with 1 key pad
- ◇ Electric door chime

Plumbing

- ◇ **Delta®** decorative faucets in kitchen and baths
- ◇ 2 "frost proof" exterior water faucets
- ◇ Rapid recovery 50 gallon water heater

Heating/Air Conditioning

- ◇ High efficiency 15 + SEER rated HVAC system
- ◇ Energy efficient heat pump on each A/C unit
- ◇ **Puron** refrigerant
- ◇ Electronically programmable thermostat
- ◇ Dual zoned heating and cooling on all two story designs

Interior

- ◇ Rounded corners in designated areas
- ◇ Luxury entry/foyer with hand laid **Tile Wood Plank Flooring**
- ◇ Plush wall to wall carpeting level 2 with thick ½" 6 lb pad
- ◇ Raised panel interior doors
- ◇ Coffered ceilings in formal and master retreat (per plan)
- ◇ Choice of uniform wall paint color accented with two tone on wood trim
- ◇ 3" base board molding throughout home

Windows & Exterior

Doors

- ◇ Dual paned (LoE2) windows with Selective Low E glazing , includes screens
- ◇ Raised panel fiber classic front door (per plan)
- ◇ 16' steel garage door
- ◇ Insulated single light patio door

Insulation

- ◇ R-13 insulation in exterior walls
- ◇ R-19 insulation in ceiling slopes
- ◇ R-38 upgraded insulation in ceiling flats
- ◇ Energy conserving insulation with polysealant around base plates, doors and windows to prevent air infiltration
- ◇ ½" blue **Dow®** sheathing on exterior non wind shear wall areas
- ◇ Energy efficient **Solar Board** decking

Roof

- ◇ **TAMKO®** 30 year dimensional fire resistant shingles
- ◇ Covered front porch (per elevation)
- ◇ Durable **Hardi-Plank®** fiber cement on fascia board and brick freeze

Foundation

- ◇ Post Tension Institute certified steel cables in foundation
- ◇ Each foundation engineered for your specific homesite
- ◇ Foundation quality insured by state licensed engineer

Exterior

- ◇ American made, low maintenance **Acme®** and **Hanson** brick
- ◇ Stone accents on front elevations
- ◇ On site custom framing
- ◇ Custom fitted construction (no prefab structural materials used)
- ◇ Durable **Hardi-Plank®** fiber cement siding (where applicable)
- ◇ Durable **Hardi-Plank®** fiber cement fascia and brick freeze board
- ◇ Double flood light on garage eave
- ◇ Sodded front and side yards
- ◇ Full sprinkler system included in front and side yards
- ◇ 4ft extension on standard 2 car garage

Tree Hill Homes reserves the right to change features, plans, specification or prices without notice in a continuing effort to improve its products.

Revised 12.15.21

NOT INCLUDED
Optional 3 car Garage (\$4500)
Buff Brick Mortar (\$750)
GUTTERS / GARAGE DOOR OPENERS
SIS DOW Insulated Foam Board