



# Quality Features ~ Southridge-1

Your Home! Your Way! Conaway Homes!

Features subject to change with out notice. Please discuss features of your new home with your New Home Specialists. **Last updated 5-26-2011**

## Neighborhood Featured Highlights

- \* 6' privacy fence with gate (Complete)
- \* Gutters (Partial)
- \* Neighborhood Restrictions
- \* Easy access to shopping and entertainment nearby
- \* Master planned community
- \* Lake Jacksonville Nearby
- \* Decorative Landscaped Flowerbed
- \* Jacksonville ISD
- \* City Sewer & Water
- \* City Fire & Police Protection
- \* Nichols Green Park just across the street
- \* Medical complex just across the street
- \* Bermuda sod to fence line
- \* Neighborhood common areas
- \* Neighborhood sidewalks
- \* Curbed and guttered streets
- \* Quick access to (US 69 & US 79)

## Standard Quality Features

### Customer Service

- \* Dedicated New Home Specialists
- \* Detailed Homeowner's Manual
- \* 2 month, 11 month proactive home walk through
- \* One year workmanship, & Two year mechanical warranty
- \* Ten year structural warranty

### Personalized Selections

- \* Exterior colors, Brick, Trim, Door, Window, & Shutter Colors
- \* Interior flooring selections
- \* Counter top type and color choices
- \* Cabinet style and stain choices
- \* Sherwin Williams eggshell finish wall paint
- \* Lighting and wiring packages available
- \* Appliance type and color selections

### Energy Savings Features

- \* R-30 blown in insulation in attic
- \* R-13 batted insulation in walls
- \* Moisture controlling house wrap
- \* Atrium - Low E vinyl windows

### Kitchen

- \* Brandom Cabinets, solid wood fronts, & molding
- \* Double bowl, deep 8" stainless steel sink
- \* Dedicated ice maker line to Refrigerator
- \* Formica brand laminate counter tops
- \* Whirlpool appliances, Electric Range, Microwave with double charcoal filter, Disposal & Dishwasher
- \* Spacious Pantries (Per Plan)

### Exterior Features

- \* Boral 100% Clay Brick
- \* Gutters or diverters over all doorways
- \* LP Smart Siding® with 5/50 year warranty
- \* Exterior plugs in front and rear
- \* Hose bibs on side and rear of home
- \* 25 year shingles
- \* 50 gallon hot water heater
- \* Trane 13 SEER air conditioning unit
- \* Personalized cast stone address block
- \* Engineered Post-Tension Foundation

### Interior Features

- \* SHAW Carpet with 6 lb. Pad
- \* Orange peel textured ceilings and walls
- \* Sloping and vaulted ceilings (varies by plan)
- \* 3 1/2" base boards
- \* Garage Door Opener, Remotes, & Crush Sensors
- \* Price Pfister single action chrome faucets
- \* Water saving commodes
- \* Manabloc Plumbing system
- \* Lasco tile textured bath tubs and showers
- \* Vinyl floors in wet areas
- \* Attic access stairway
- \* 2 Panel arch top interior doors

\* **Ask us about ENERGY STAR®**

### Living Room / Family Room

- \* Braced for ceiling fan
- \* SHAW Carpet with 6 lb. Pad
- \* Sloping / Vaulted ceilings (varies by plan)
- \* RG6 Cable, and Cat 5 phone line

### Dining Room

- \* SHAW Carpet with 6 lb. Pad
- \* Sloping / Vaulted ceilings (varies by plan)

### Master Bedroom

- \* Sloping / Vaulted ceilings (varies by plan)
- \* Braced for ceiling fan
- \* RG6 Cable, and Cat 5 phone line

### Master Bathroom

- \* Cultured marble counter tops
- \* Lasco tub / shower
- \* Vinyl flooring
- \* Price Pfister Single Action Chrome Faucets
- \* Elongated Toilets

### Secondary Bathroom

- \* Vinyl flooring
- \* Cultured marble counter tops
- \* Price Pfister Single Action Chrome Faucets
- \* Elongated Toilets

### Secondary Bedrooms

- \* Braced for ceiling fans
- \* SHAW Carpet with 6 lb. Pad