



# BROWSE BOOK

THE DWELLINGS at Indian Hill Golf Course

PHASE I & II – June 30, 2022

# Standard Specifications

- EXTERIOR

- Exterior wall construction built with 2X6 wood studs
- Home: R19 wall insulation and R-49 ceiling insulation
- Garage: R13 wall insulation and R-30 ceiling insulation
- 12" double sound wall between units
- Smartboard siding, smartboard soffit, and James Hardie siding shingles
- Anderson 100 Series energy efficient argon gas smart sun low E windows with dark bronze finish.
- Custom stained steel insulated garage doors with Wi-Fi overhead door opener
- Designer style exterior light above garage door
- Sod grass in the front and sides
- Seed grass in the back of the home
- Trees and some landscaping is included
- Covered Patio
- GAF 30-year asphalt shingles – charcoal color

# Standard Specifications

- INTERIOR HOME FINISHES

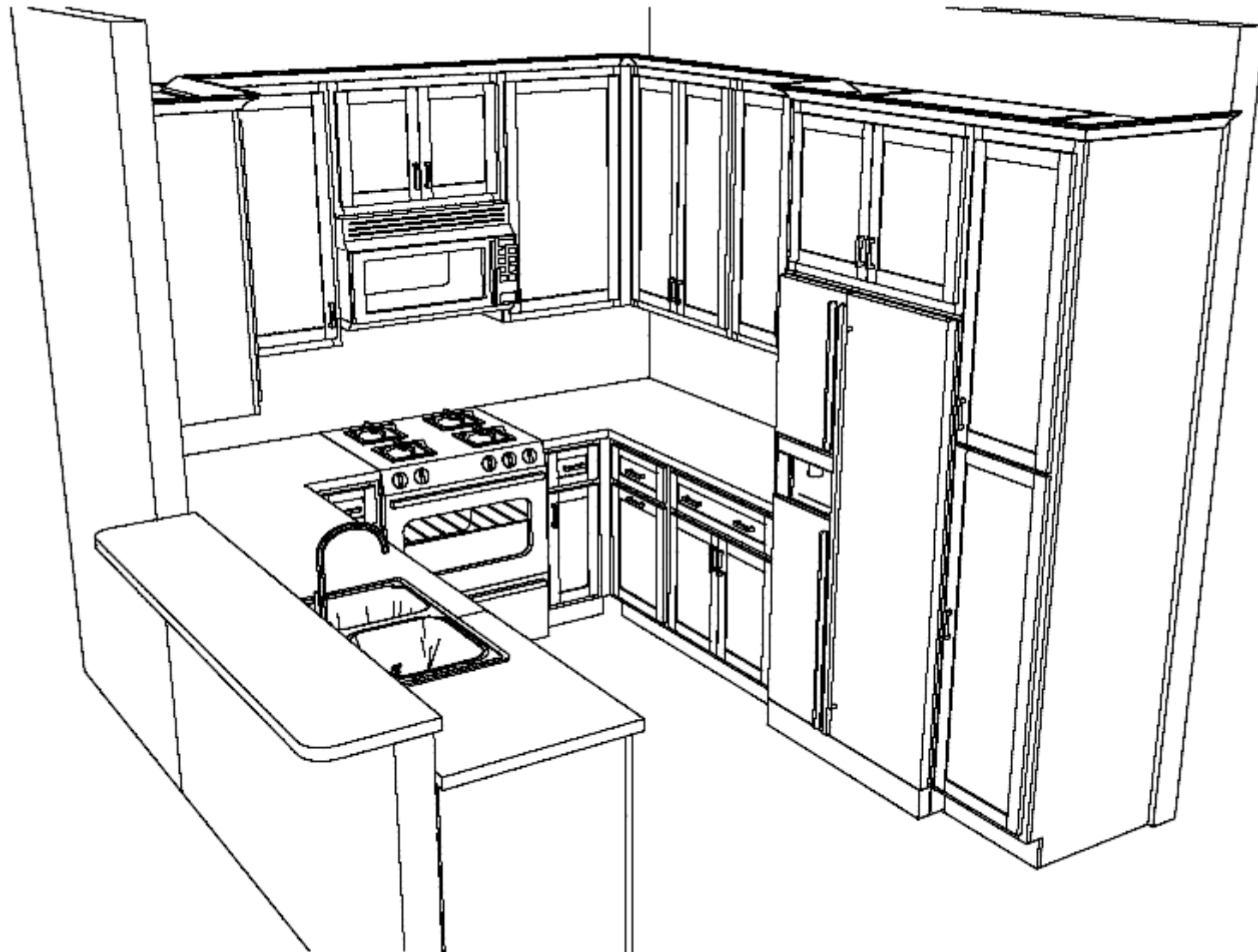
- Custom solid front entry door
- Eight-foot interior ceilings with living room vaulted ceilings
- Smoke Detectors
- Recessed ceiling cans per plan
- Prewire for ceiling fans/light fixtures per plan
- Interior walls feature light orange peel on the wall and light orange peel knock-down on the ceilings
- Closetmade adjustable closet shelving
- Heritage Millwork stained interior doors sand trim
- Laminate kitchen countertops (upgrades available)
- Kountry Wood Products kitchen and bathroom cabinets
- Appliances Included: Side-by-side refrigerator, dishwasher, electric stove, and microwave (Gas available in Platinum Package only)
- Ceramic tile in the kitchen/bathrooms/laundry/entry
- Comfort height toilets
- 36" x 42"mirrors (1/4" thick)
- Programmable thermostats

# Standard Specifications

- Mechanical/Electrical
  - Main electrical panel is 125-amp service
  - Gas Goodman 96.1% AFUE furnace,
  - Air conditioning and heating split system are individually controlled with and energy efficient 13 SEER rating
  - 50-gallon electric water heater
  - Appliances Included: Side-by-side refrigerator, dishwasher, electric stove, and microwave (Gas available in Platinum Package only)
  - Ceramic tile in kitchen/bathrooms/laundry/entry
  - Comfort height toilets
  - 36" x 42" mirrors (1/4" thick)
  - Garbage disposal
- Foundation
  - 1 ½" inches of insulated foam under concrete foundations
  - Monolithically poured slab
  - No. 4 reinforced steel bars built in the foundation
  - Concrete driveway and sidewalks

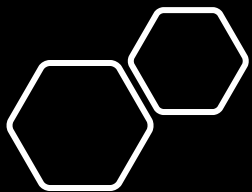


# KITCHEN RENDERING



# STANDARD HOME PACKAGE





# APPLIANCES

- Frigidaire Bundle
- Side-by-Side 24.6-cu ft
- Electric Range
- Over-the-Range Microwave
- Built-In Dishwasher
- Black Color



# CABINETS

- Cabinets by Kountry Wood Products
- Shaker Cabinet Style
- Maple Species
- Sandstone Color
- Standard Drawer & Door Rails and Hinges (non-soft close) Soft close available in Luxury & Platinum packages only



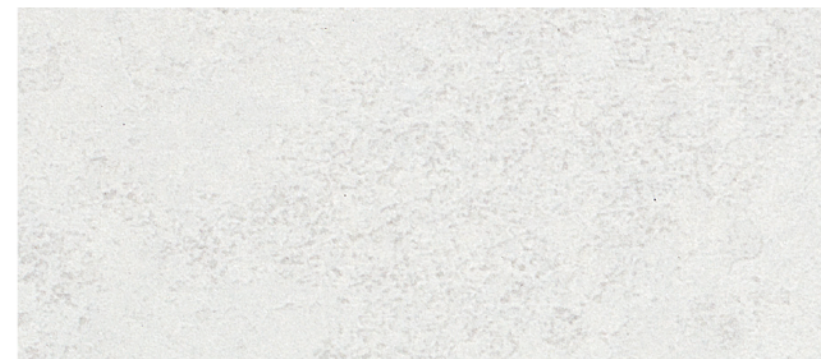
SHAKER





# COUNTERTOPS

- Wilsonart Home High-Pressure Laminate Countertops (Natural Stone & Quartz available in Luxury & Platinum Packages only)
- 3 colors available
  - Luna Frost
  - Sierra Cascade
  - Dusk Cascade



LUNA FROST 1849K-35

DIMENSIONAL SLATE



SIERRA CASCADE 5005-38

CONTRASTING TRAVERTINE



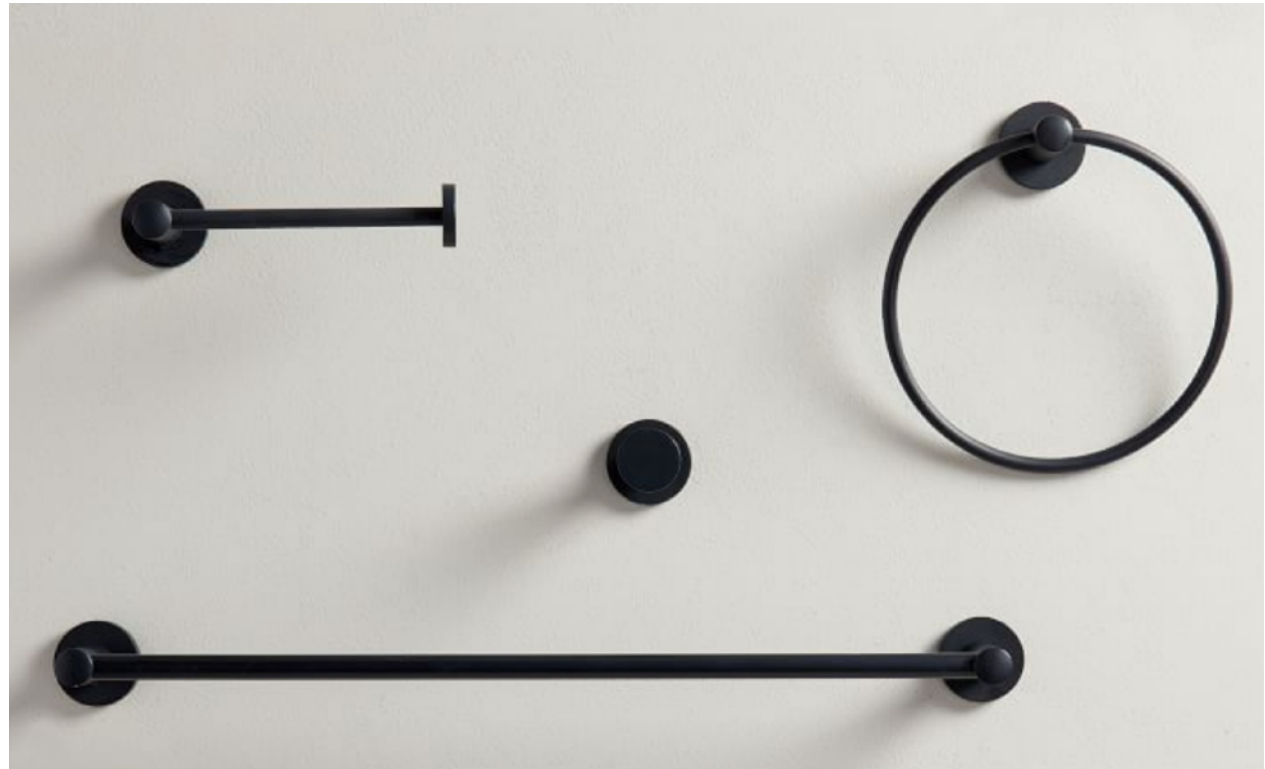
DUSK CASCADE 5004-38

CONTRASTING TRAVERTINE

## BATH ACCESSORIES

- Pottery Barn Matte Black
- 24" Towel Bar
- Pivoting Paper Holder
- Robe Hook
- Hand Towel Ring

**POTTERY  
BARN**



# PLUMBING

- Delta Trinsic Monitor Chrome One Handle High Arc Kitchen Faucet
- Delta Trinsic Monitor Chrome Bathroom Faucet
- Delta Trinsic Monitor Chrome Master Shower Faucet
- Delta Trinsic Monitor Chrome Guest Bathroom Faucet



# PLUMBING

- 60" Oasis Fiberglass Tub/Shower 1-Piece
- 48" Oasis Shower 1-Piece
- Integral Cultured Marble Countertops and oval sink (Custom stone countertops available in Luxury & Platinum packages only)
- Pro Flo Comfort Height Toilet





# DOORS & TRIM

- Interior Doors by Heritage Millwork, Inc.
- Color: Sandstone on Poplar
- 2 ¼" Casing
- 3 ¼" Base
- Kwikset Daylon Hardware



# FLOORING

- Color Shale - Revotec Pietra luxury vinyl tiles 12"x24"
- Color Smooth Sailing - Windy City Series Carpet



# LIGHTING



Bathrooms



Master Bedroom



Bedrooms 1 & 2



Garage



Dining



Laundry



Kitchen Island



Patio

*\*All lighting subject to change*

The background features a minimalist design with black geometric shapes. On the left, there are two large, rounded rectangular shapes stacked vertically. To their right is a single black hexagon. The text is placed within these black areas.

LUXURY HOME  
PACKAGE

THE  
LUXURY  
COLLECTION®



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# Luxury Package Specifications

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- **Luxury Package \$23,500**
  - Includes the price of construction and project management for the following upgrades:
    - Stainless appliance package
    - Delta plumbing fixtures
    - Upgraded flooring
    - Upgraded cabinets
      - Soft close hinges and drawers
      - Integrated trash can in the kitchen
      - Culinary drawer
    - Quartz countertops
    - Added Backsplash with undercabinet lighting
    - Custom Shower Doors
    - Tiled Shower and tub/shower walls in the master and guest bathrooms
    - Upgraded toilet accessories
    - Upgraded lighting package

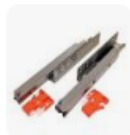
# APPLIANCES

- Whirlpool Appliance Bundle
- Side-by-Side 24.6-cu ft
- Electric Range
- Over-the-Range Microwave
- Top Control Built-In Dishwasher
- All Appliances Fingerprint Resistant Stainless Steel



# CABINETS

- Cabinets by Kountry Wood Products
- Shaker Cabinet Style
- Maple Species
- Color – Sandstone



soft close drawer slides



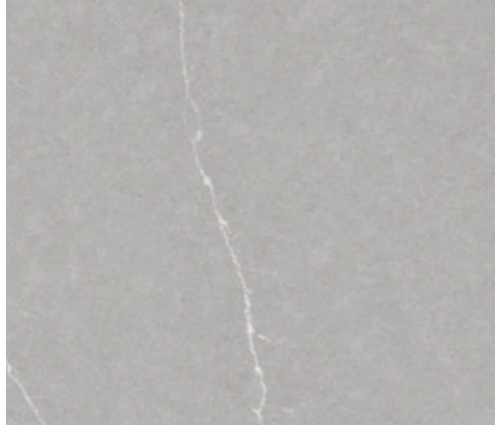
soft close hinges



SHAKER



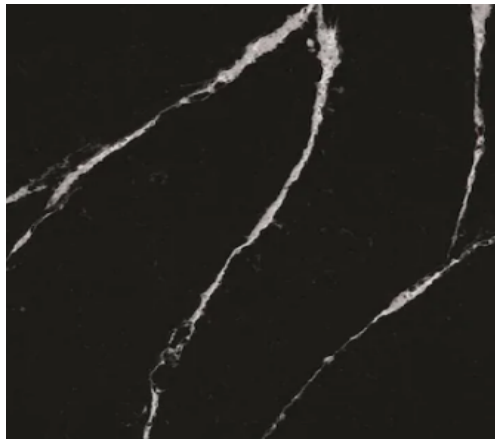
# COUNTERTOPS



**Silestone**  
Eternal Serena Quartz Gray



**Silestone**  
Lagoon Suede Quartz Off-white



**Silestone**  
Eternal Marquina Quartz Black

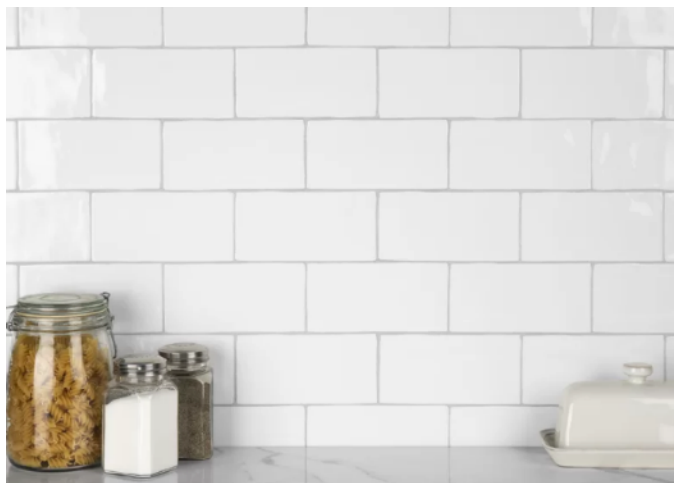


**Silestone**  
Lagoon Suede Quartz Off-white



# BACKSPLASH

- Glazed Ceramic Kitchen Backsplash
- Available in Luxury Home Collection Only



4" x 10" Subway Tile

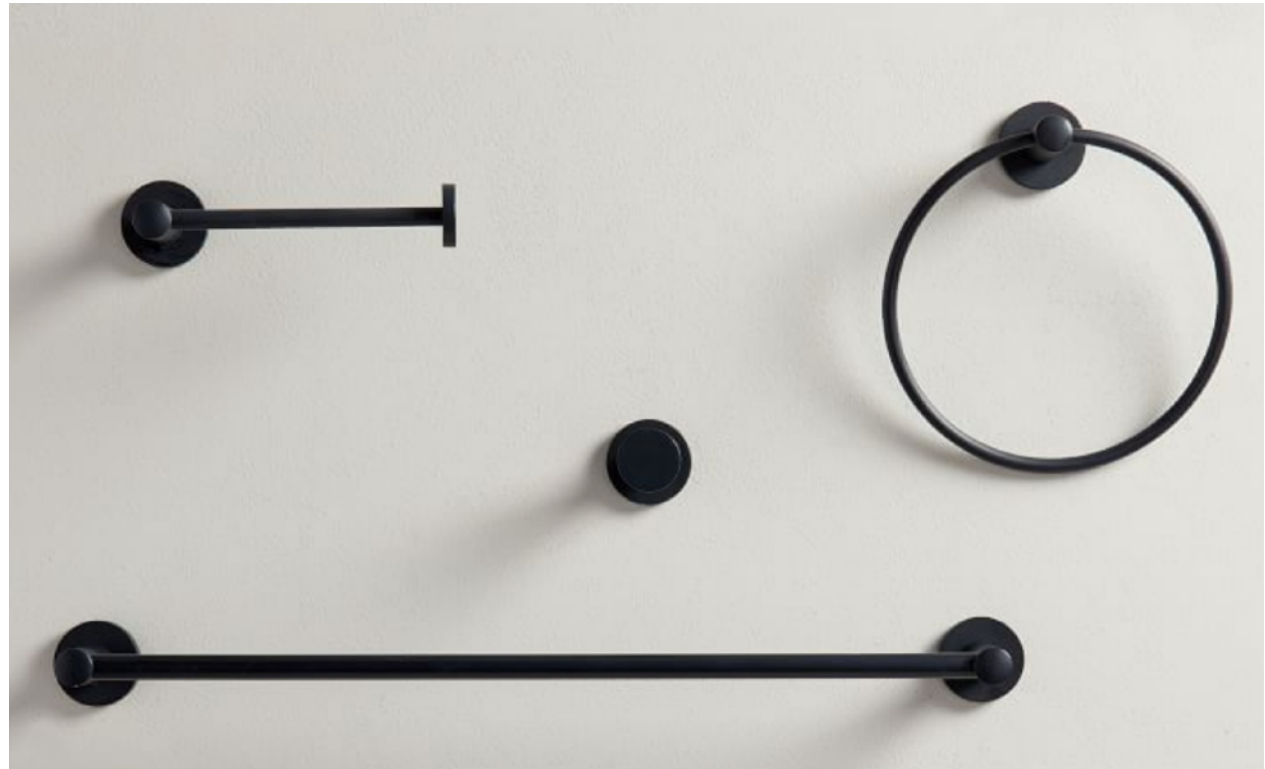


LED Undercabinet Lighting

## BATH ACCESSORIES

- Pottery Barn Matte Black
- 24" Towel Bar
- Pivoting Paper Holder
- Robe Hook
- Hand Towel Ring

**POTTERY  
BARN**



# PLUMBING



- Delta Trinsic Monitor Chrome One Handle High Arc Kitchen Faucet
- Delta Trinsic Monitor Chrome Bathroom Faucet
- Delta Trinsic Monitor Chrome Master Shower Faucet
- Delta Trinsic Monitor Chrome Guest Bathroom Faucet



# PLUMBING



THE BOLD LOOK  
OF **KOHLER**®



## SHOWER TUB/SHOWER DOORS

### CARDINAL SERIES SLIDING DOOR ENCLOSURES



- Chrome Framed Tub/Shower Door
- Clear or Rain Glass or Satin
- Double Towel Bar and Pull
- Main Bathroom

### CARDINAL SERIES SLIDING DOOR ENCLOSURES



- Chrome Framed Shower Door
- Clear or Rain Glass or Satin
- 6" Pull
- Master Bathroom



# DOORS & TRIM

- Interior Doors by Heritage Millwork, Inc.
- Color: Sandstone on Poplar
- 2 ¼" Casing
- 3 ¼" Base
- Kwikset Daylon Hardware





# LUXURY FLOORING

- 3 styles of LVT – Revotec Pietra luxury vinyl tiles 12"x24"
- 4 colors of carpet – Windy City Series



# LUXURY LIGHTING



Master Bedroom



Bedrooms 1 & 2



Bathrooms



Garage



Patio



Dining



Kitchen Island



Laundry

*\*All lighting subject to change*

# PLATINUM HOME PACKAGE



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# Platinum Package Specifications

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- **Platinum Package \$48,500 – Custom Home Package**
  - Includes the price of construction and project management. Developer will review selections outside the list below.
    - Kitchen Aid appliance package
      - Gas range with ducted exhaust
    - Custom Laundry Room cabinets countertop and sink
    - Delta plumbing fixtures – four colors to choose from
    - Upgraded cabinets - four cabinet colors to choose from
      - Designer cabinet hardware
      - Soft close hinges and drawers
      - Integrated trash can in the kitchen
      - Culinary drawer
    - Premium countertops (custom options available upon request)
    - Added ceramic tile backsplash with two colors to choose from with undercabinet lighting
    - Upgraded flooring (custom options available upon request)
    - Custom shower doors
    - Tiled shower and tub/shower walls in the master and guest bathrooms
    - Designer toilet accessories
    - Designer lighting package
    - Custom furniture style vanities with towel storage

# APPLIANCES

- KITCHENAID Appliance Bundle
- Counter-Depth French Door Refrigerator w/ice maker
- 5 Burner Self-Clean Gas Convection Oven
- Over-the-Range Microwave
- Top Control Built-In Dishwasher
- All Appliances Fingerprint Resistant





# CABINETS

- Cabinets by Kountry Wood Products
- Shaker Cabinet Style
- Maple Species
- Two stain colors
  - Sandstone
  - Slate
- Two paint color
  - Limestone
  - Pearl



soft close drawer slides



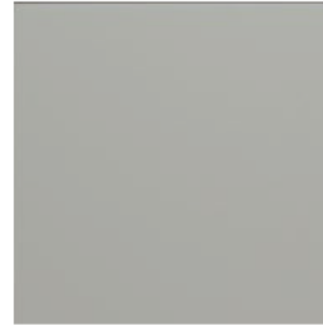
soft close hinges



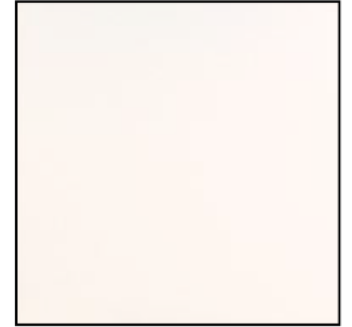
Slate



Sandstone



Limestone



Pearl



SHAKER



# CABINET HARDWARE

- Premium Cabinet Hardware
- Available in Platinum Home Collection Only

**Franklin Brass** 5-1/16 Inch Center to Center



**Finish:** Matte Black



**Finish:** Champagne Bronze





# COUNTERTOPS

- 3 CM Platinum Kitchen Countertops
- Available in Platinum Home Collection Only
- Other options available upon request in the Platinum Series

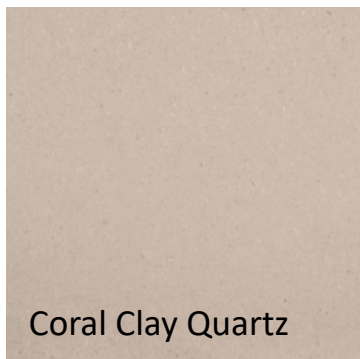
White Dunes Granite



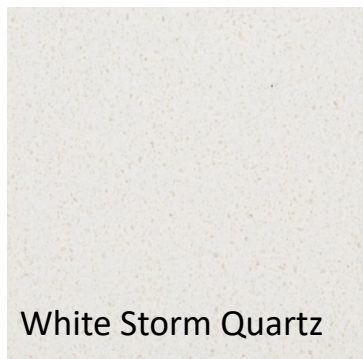
Bianco Antico Granite



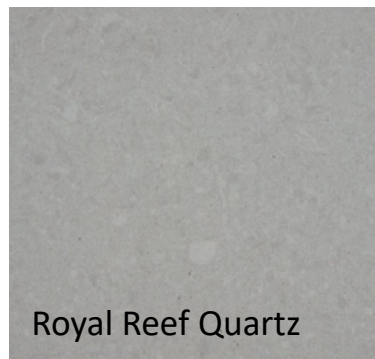
Coral Clay Quartz



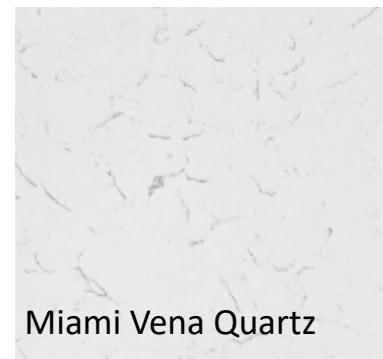
White Storm Quartz



Royal Reef Quartz



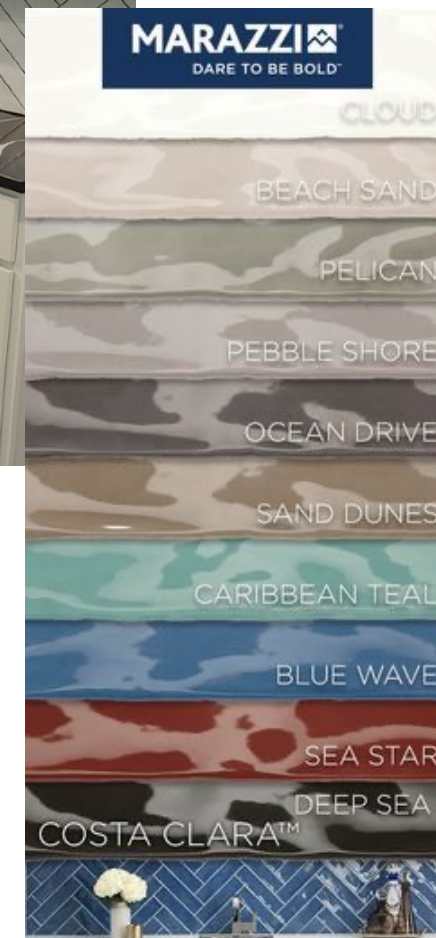
Miami Vena Quartz





# BACKSPLASH

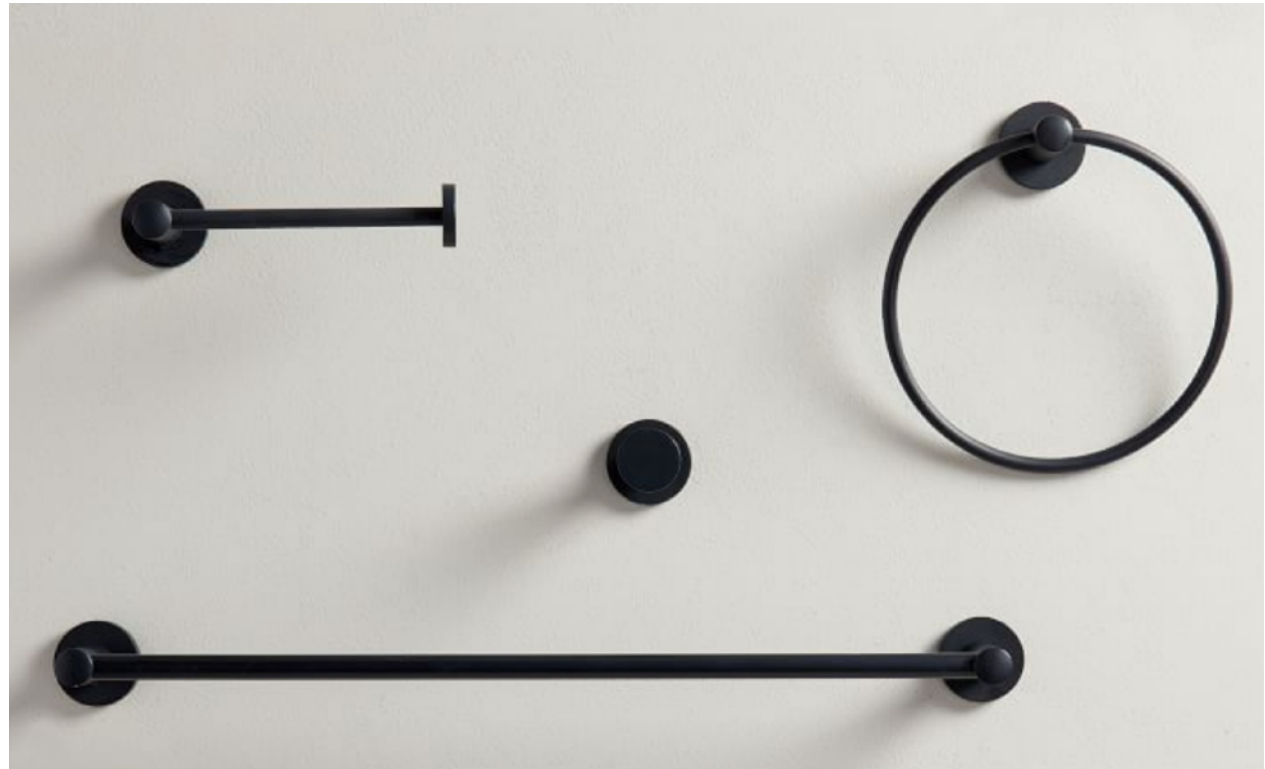
- Glazed Ceramic Kitchen Backsplash
- Available in Platinum Home Collection Only
- Marazzi 3"x12" tile in 10 colors
- Over 30 grout colors to choose from
- LED Undercabinet Lighting



## BATH ACCESSORIES

- Pottery Barn Matte Black
- 24" Towel Bar
- Pivoting Paper Holder
- Robe Hook
- Hand Towel Ring

**POTTERY  
BARN**





# PLUMBING

Also Available in the following colors:



Champagne Bronze



Matte Black



see what Delta can do™



# PLUMBING



THE BOLD LOOK  
OF **KOHLER**®



## SHOWER TUB/SHOWER DOORS



## CARDINAL SERIES

### SLIDING DOOR ENCLOSURES



- Matte Black Framed Tub/Shower Door
- Clear or Rain Glass or Satin
- Double Towel Bar and Pull
- Main Bathroom

## CARDINAL SERIES

### SLIDING DOOR ENCLOSURES



- Matte Black Framed Shower Door
- Clear or Rain Glass or Satin
- 6" Pull
- Master Bathroom

## DOORS & TRIM

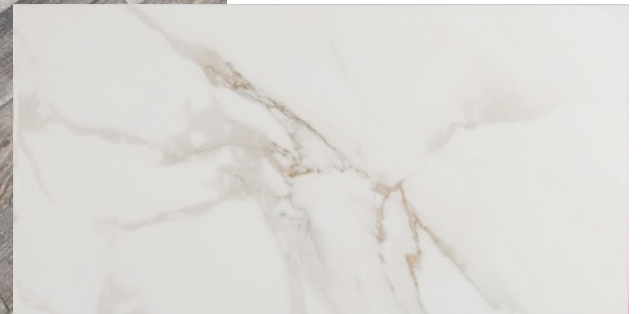
- Interior Doors by Heritage Millwork, Inc.
- Color: Sandstone on Poplar
- 2 ¼" Casing
- 3 ¼" Base
- Kwikset Daylon Hardware





# PLATINUM FLOORING

- 4 styles of LVT – Revotec Pietra luxury vinyl tiles 12"x24"
- 9 colors of LVP – Triumph Gold Series of Timeless Beauty luxury vinyl planking
- 9 colors of carpet – Dreamweaver Series





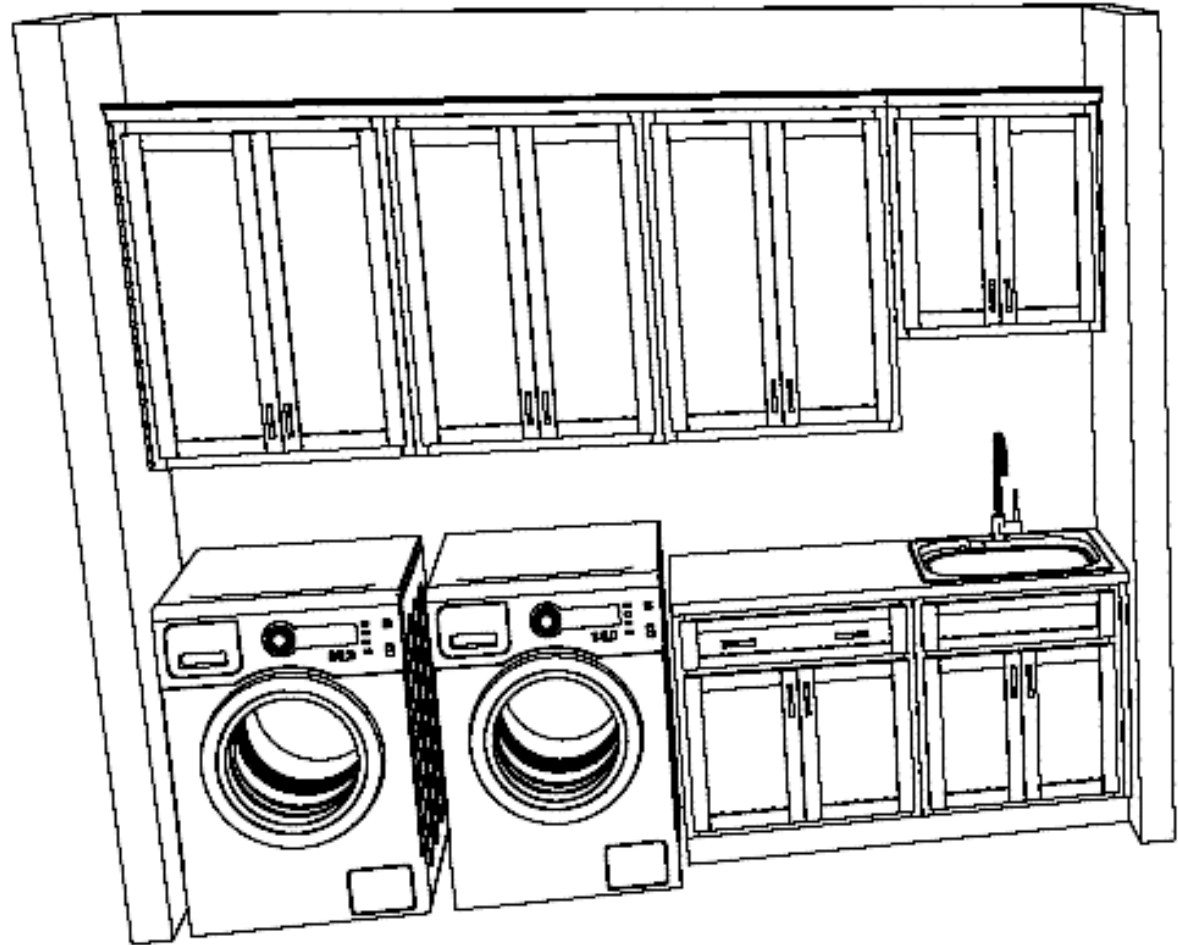
# PLATINUM BATHROOM VANITY

- Custom Furniture Style Vanities with towel storage
- Only Available in the Platinum Home Collection
- Beaumont Wall Framed Mirror
- Installed in Both Bathrooms
- Or Georgetown door style vanity with mirror in 4 colors to choose from with 8 drawers and 2 doors.



# PLATINUM LAUNDRY ROOM

- Pull out Laundry Basket
- Added Laundry Sink and Countertop
- Only Available in the Platinum Home Collection



# PLATINUM LIGHTING



Master Bedroom



Bedrooms 1 & 2



Kitchen Island



Garage



Bathrooms



Dining



Laundry



Patio

*\*All lighting subject to change*

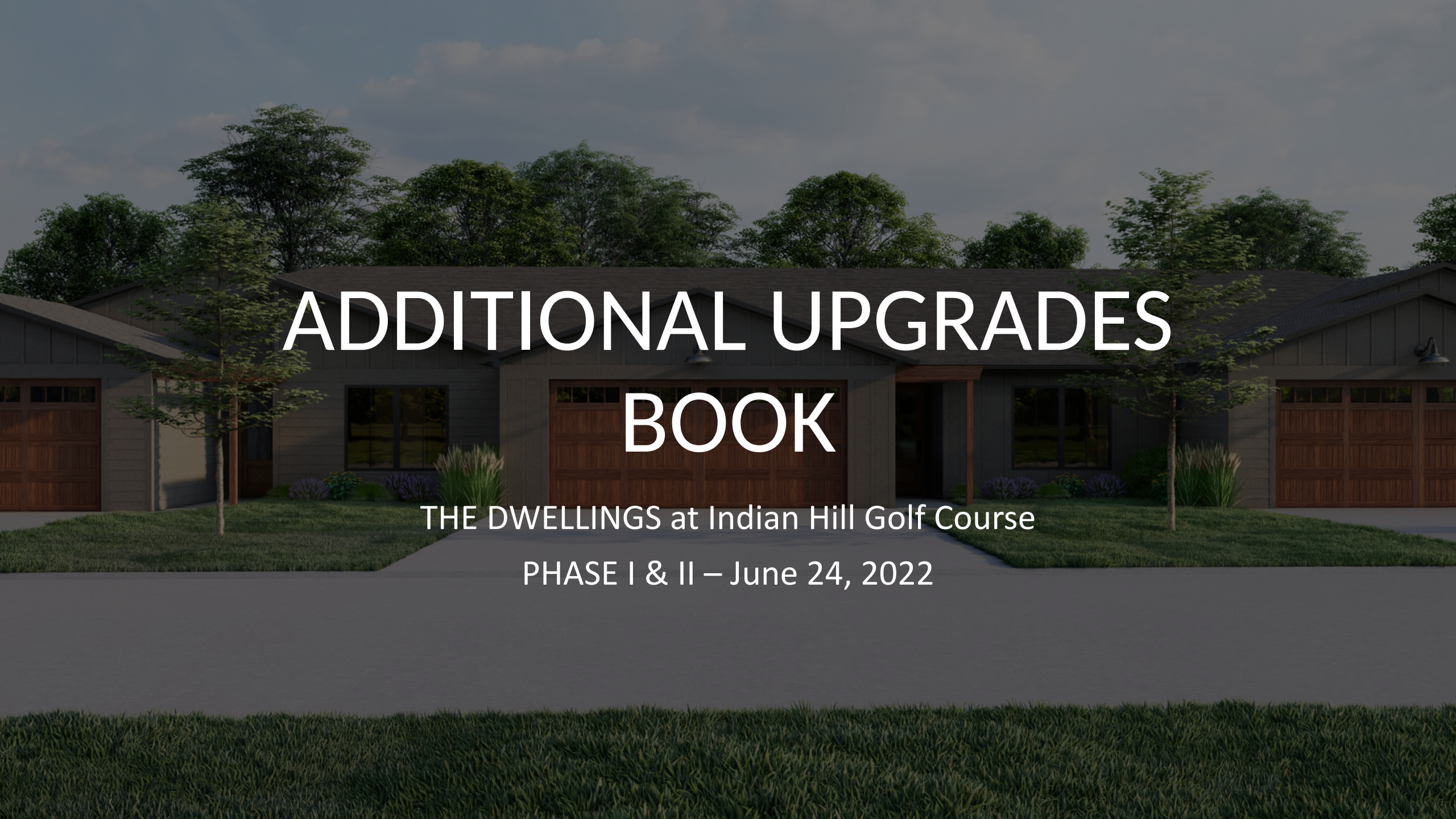


## EXTERIOR COLORS

- JAMES HARDY EVENING BLUE
- IRON ORE
- URBAN BRONZE
- STUDIO CLAY
- CHATROOM
- MODERN GREY







# ADDITIONAL UPGRADES BOOK

THE DWELLINGS at Indian Hill Golf Course

PHASE I & II – June 24, 2022





**SUNSPACE**

**\$12,000  
ADD!**

**Add Sunspace Enclosure to your Dwellings Home!**





**Dual Element 4,000 Watt Electric Patio Heater**



**UPGRADE – COVERED  
PATIO HEATER \$1,400.00**

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# GARAGE HEATER UPGRADE \$1,600.00

- Installation of a 10KW garage Heater with Low Voltage Wall Thermostat. Includes Heater, Thermostat, and Wiring.



SKYLIGHT UPGRADE  
\$1,800 per Skylight  
opening



# Paver Patio UPGRADE \$4,000.00

12'-6"x 10'-0" Install Paver  
Patio off the covered patio



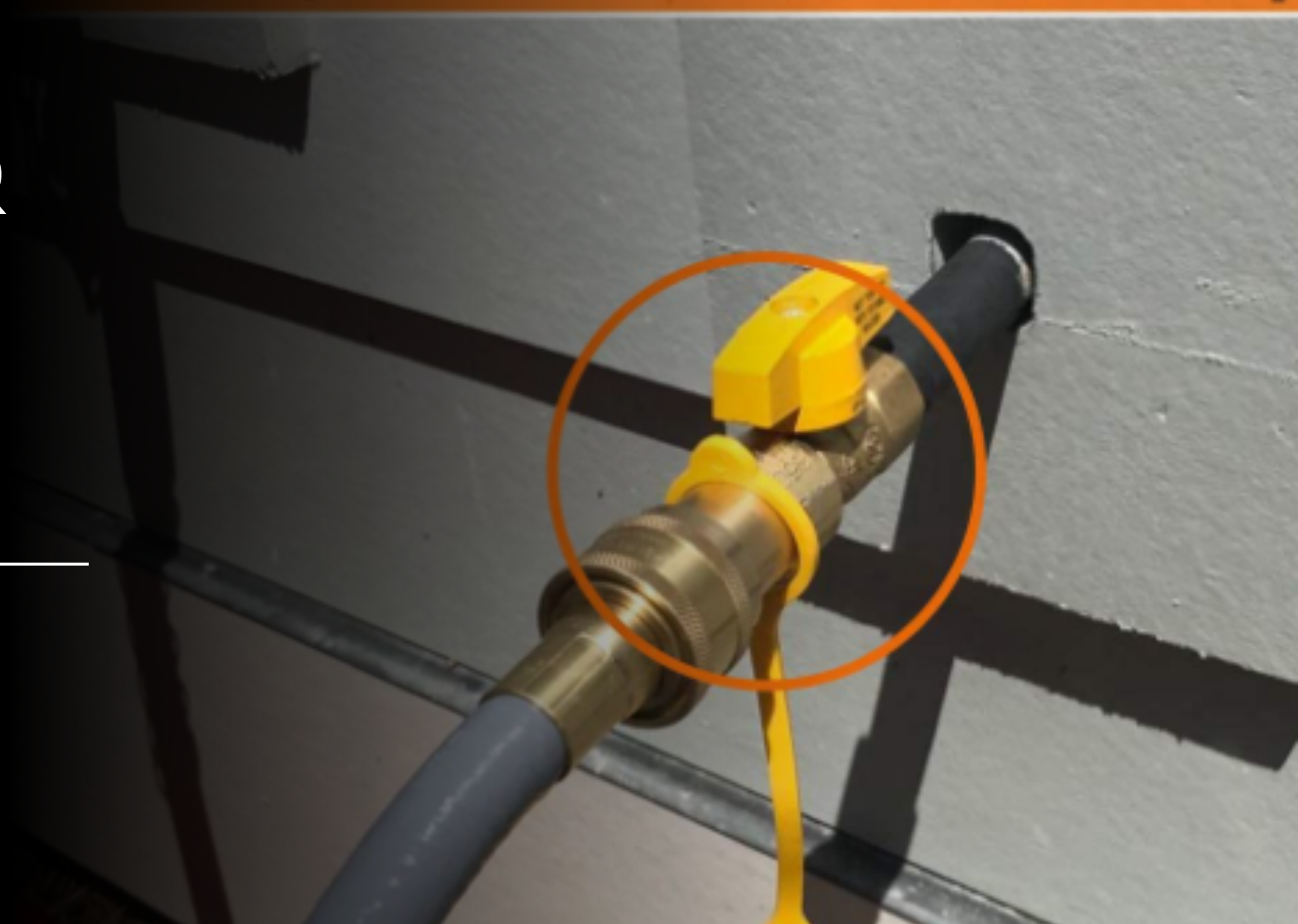


Gas Inlet, Connect to Natural Gas Sup

# Natural Gas Supply for BBQ Grill UPGRADE \$1,330.00

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1/2" Natural Gas pipe and quick  
connect



# HOME AUTOMATION UPGRADE \$890.00



Get real-time notifications when visitors press your doorbell or trigger the built-in motion sensors. Live on a busy street? With the customizable motion zones, you'll have more control and only receive alerts you care about most.



Gain peace of mind from anywhere with the innovative Schlage Encode™ Smart WiFi Deadbolt. Built-in WiFi lets you connect directly to your home network, no hubs or accessories necessary. Use the Schlage Home app or Key by Amazon app to lock or unlock your door remotely and manage access for trusted visitors. With Key by Amazon, you can receive video of people entering/exiting your home and opt-in for in-home delivery (Prime members, where available). Getting connected with the safety, simplicity and style of Schlage has never been so easy.



Help provide both comfort and energy savings with this Honeywell Lyric™ T6 Pro Wi-Fi thermostat. Model is easy to control via your smartphone or tablet using the Lyric app. Thermostat features location-based control with geofence technology that helps identify your location when you're away and when you'll return. Unit is compatible with Apple® HomeKit™ and Amazon Echo.

