



THE WELTON

Plan Information

- 2 Bedrooms
- 2 & 1/2 Bathrooms
- Large Master Suite
- Gourmet Kitchen w/ high end appliances
- Open Kitchen Layout with Oversized Pantry
- Oversized 3rd Car Garage
- Convenient Mud Room at Garage Entry
- Roomy Den/Office Space
- Full Unfinished Basement

2,335 Sq. Ft. Finished
4,499 Sq. Ft. Total*

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DIMPLE DELL STANDARD FEATURES

Rambler

DESIGNER INTERIOR

- 10' main floor walls and 9' foundation walls in basement
- Durable level 5 plush carpet with 6 lb. carpet pad in bedrooms
- Level 2 laminate wood flooring throughout main floor
- High quality two tone paint
- Wholly smooth non-textured wall finish and rounded corners
- Full iron railing per plan
- **Fireplace (TBD)**
- TV jacks and Ethernet in family room and all bedrooms/offices with punch block
- 3 brace and wire for ceiling fan in living, family and master bedroom
- Moen fixtures- one level above our current standard (designer selected)
- 20 to 30 can lights in designated rooms (hall, kitchen, living, family, and master suite), plan specific
- Christmas light switch and plug
- USB charging outlet in kitchen, master, and office
- Craftsman trim package:
 - 8' Hollow core doors (2 standard styles)
 - 5"-6" baseboard craftsman
 - 3 1/2" door casing craftsman
 - Windows – cased with window seal
 - All other bedrooms – shoe shelves in all closets
- Carbon monoxide detector on each floor
- Smoke detectors throughout
- Selected light fixtures valued at \$3,000 to \$5,000

GOURMET KITCHEN

- Finely crafted custom cabinets:
 - 54" upper cabinets
 - Extra depth cabinet over fridge
 - Crown molding
 - Door hardware
- High-end stainless steel appliance package:
 - Wall oven/microwave combo unit (better than Kitchenaid, less than Thermador)
 - Gas cooktop - 6 burner with stainless hood
 - Dishwasher
- Countertop selection include: Level 3 slab granite or level 1 quartz
- Oversized pantry

BATHS/LAUNDRY

- Shower with no insert with 1" x 2" subway tile - basic white and gray grout - 3/4 glass wall with pony wall underneath
- Tile flooring in bathroom and laundry room
- Level 3 granite countertops in both bathroom and laundry room
- Partial laundry room cabinets
- 3 outlets (one on each end and one between sinks) with hair dryer and curling iron holders
- Full Euro glass shower door
- Large plate glass vanity mirrors
- Half bath pedestal sink (2 styles to choose from) or cabinet
- 2 sinks in master bath
- Sink in laundry room
- Adult height vanities in all baths

ENERGY EFFICIENCY

- 13 Seer high efficiency central air conditioner
- Insulated exterior walls in unfinished basement
- High efficiency low-E windows
- Insulated exterior doors with weather stripping
- Digital thermostat for temperature control
- R-13+ wall batting and R-38+ attic insulation
- Efficiency testing to ensure energy conservation
- Upgraded lighting in select plans
- 40 gallon quick recover natural gas water heater

EXTERIOR

- Cement board and stucco exterior
- Extended 24" eaves
- Box bay window per plan
- 2" x 6" fascia trim
- 8' 3080 solid fiberglass front door
- Exterior wall thickness per plan
- 12' x 12' concrete patio
- Decking with trex/guard rail - vinyl
- Fire-taped garage
- Garage coach lights
- Full rain gutter above all doorways
- 30 year architectural asphalt shingles
- Entry lights on all exterior man doors
- Dead bolt locks on exterior swing doors
- Professionally sealed exterior concrete
- Trim around windows and doors
- Front and side yard included allowance of \$4,000 to \$5,000

ADDITIONAL QUALITY FEATURES

- Quality control inspections and customer service team after closing
- Ice and water shield on roof eaves and valleys
- Ring-shank nailed and glued (tongue and groove) sub flooring
- High efficiency PEX plastic plumbing water system
- Full earth compaction around foundation
- I-Joist floor system
- Bach's Standard One Year Home Builder Warranty

ADDITIONAL OPTIONAL FEATURES

- Double oven
- Microwave oven
- Warming drawer
- Refrigerated drawer
- Soft close hinges and drawer stops
- Master closet cabinet organizer allowance of \$1,500
- Thicker countertop edge on kitchen island
- Countertop backsplash in kitchen and master bathroom
- Stair lighting
- 6 eave can lighting
- Intercom system
- Smurf tube
- Under cabinet lighting
- Permanent Christmas lights
- Wired - One speaker in all rooms with exception of the two in master bedroom, office or family room (rough-in wire only)
- Exterior colored concrete
- Square channel gutters or chains
- 8' solid core doors
- 9' solid core doors - paint of stain grade
- Custom trim wall accents
- Stain grade baseboard/trim
- 8' interior door with 3 optional styles
- Three tone paint
- Island prep sink w/garbage canister hole in countertop
- Pot filler spigot above cooktop
- Stand alone tubs
- 10' basement foundation walls
- Cold storage
- Suspended slat under garage
- 7" baseboard carpentry
- Higher quality windows
- Energy efficient package
- Custom wall treatments