



# ***THE WINSTON***

## Plan Information

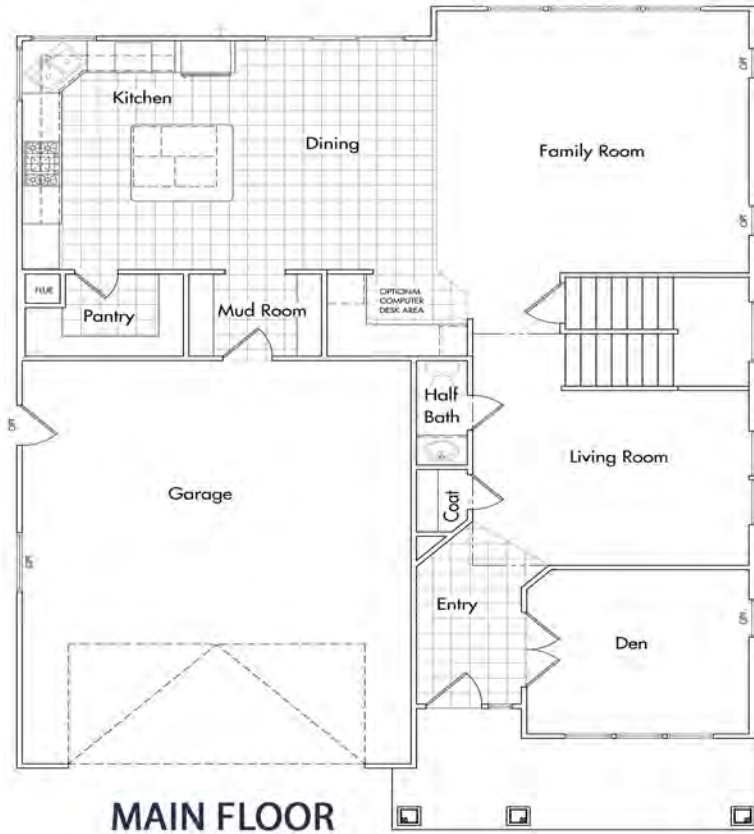
- 4 Bedrooms
- 2 & 1/2 Bathrooms
- Large Master Suite with Private Balcony
- Gourmet Kitchen
- Open Kitchen Layout with Large Island
- Oversized Windows
- Make Sense Living Space
- Office/Den on Main Floor
- 2nd Floor Laundry
- Optional Computer Desk in Kitchen area

2,648 Sq. Ft. Finished  
3,910 Sq. Ft. Total\*

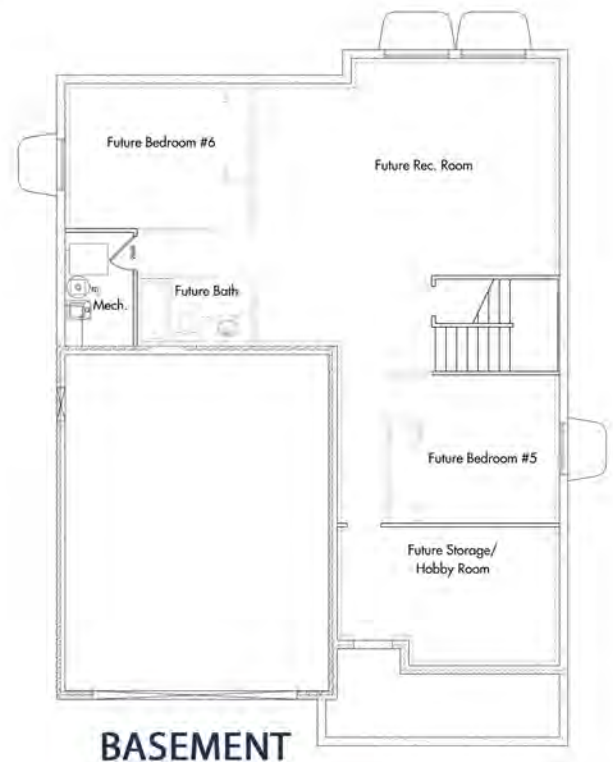
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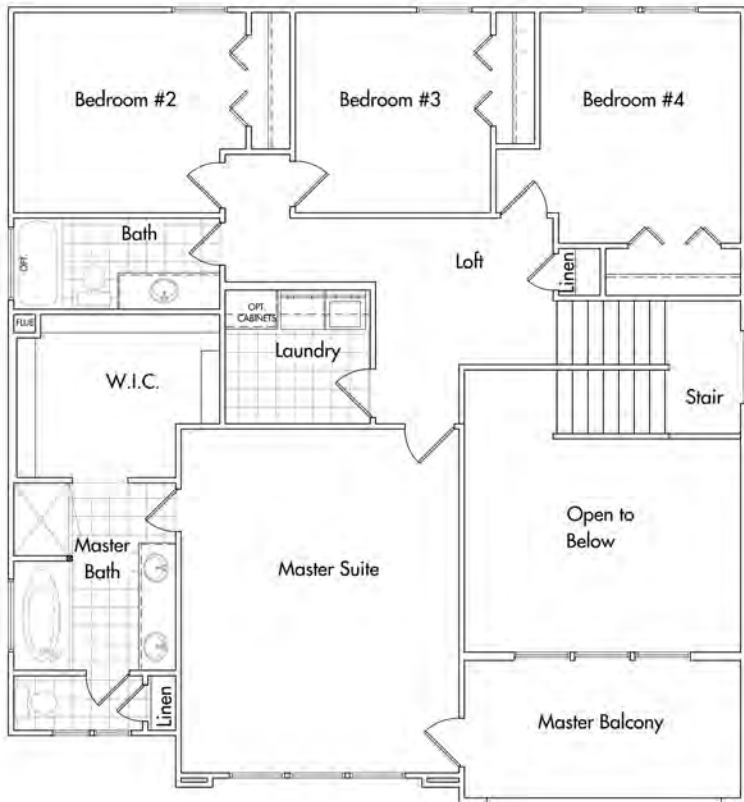
# THE WINSTON



MAIN FLOOR



BASEMENT



SECOND FLOOR





# DIMPLE DELL STANDARD FEATURES

## 2-Story Home

### DESIGNER INTERIOR

- 9' main floor walls and 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

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### GOURMET KITCHEN

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

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### BATHS/LAUNDRY

- Piedrafina shower, white water surround or equivalent
- 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
- Semi 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

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### 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
- Exterior wall thickness per plan
- 2" x 6" fascia trim
- 8' 3080 solid fiberglass front door
- 12' x 12' concrete patio
- Decking with trex/guard rail - vinyl
- Fire-taped garage
- Garage coach lights
- 30 year architectural asphalt shingles
- Full rain gutter above all doorways
- 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

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## 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

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## 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 or stain grade
- Custom trim wall accents
- Stain grade baseboard
- 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 treatment