

# ESTATE COLLECTION

## *Standard Features*

### *Quality Construction*

- Beautiful Four Sides Stone & Stucco Exteriors (No Brick)
- Engineered Post Tension Foundation (or equal)
- 16" On Center Spruce Pine Fir (SPF) Studs
- Engineered Roof Framing & Wind Bracing System
- Entire Exterior has OSB & Tyvek Wrap
- 2x6 Primed Spruce Fascia Board
- Whole House Water Cut Off Valve in Garage
- Primed Exterior Trim Boards
- Beaded Board Stained Ceilings at Front Porch & Covered Rear Patio
- Cement Vented Soffit Material
- Garages are Drywall Finished, Trimmed & Painted
- 3 Exterior Faucets for Easy Watering
- Cast Stone Address Blocks
- Wood Burning Interior Fireplace with Stone Face to Ceiling, Cut Limestone Hearth & Wood Beam Mantle
- Pre-Plumbed for Water Softener
- Limited Lifetime Dimensional Roof Shingles
- Rock Salt Finish Driveways & Sidewalks
- Choice of Arched or Squared Doorways/Furr downs

### *Luxury Features*

- 8' Tall x 3' Wide Durango Iron Front Door with Baldwin Handleset in Choice of Styles
- 8' Tall Raised Panel Interior Doors (1st Floor) with Choice of 3 Designer Styles with Oil Rubbed Bronze or Brushed Nickel Levers
- Large 6" Baseboards with 4" Casing Trim
- Granite Countertops in Kitchens with Stainless Steel Undermount Sinks
- Moen Sleek Kitchen Faucet
- Air Switch for Disposal
- Subway 3x6 Tile Kitchen Backsplash
- JennAir Stainless Steel Appliance Package
  - JennAir Luster 36" Induction Cooktop w/ Auto Sensor Cooking
  - JennAir Pro-Style 36" 600 CFM Low Profile Hood
  - JennAir Rise 30" Double Ovens w/ MultiMode Convection
  - JennAir Rise 24" Dishwasher with 3rd Rack & 39 dBA
  - JennAir Rise Microwave Drawer with One Touch Access
- Trash Can Pull Out Drawer plus 2 Pot/Pan Drawers
- Beautifully Designed Stained Poplar Cabinets with Upper Moulding
- 42" Tall Upper Kitchen Cabinets (most plans) with Full Wood Refrigerator Enclosure
- 36" Tall Vanity Cabinet Height in All Bathrooms
- Numerous Recessed Can Lights including: Family Room, Primary Bedroom, Primary Closets, Utility, Pantry, Game and Media Rooms
- Under Cabinet Lighting in Kitchen
- 3 Pendant Lights at Kitchen Islands
- Stone Wall at Kitchen Bar, matching exterior stone
- Oil Rubbed Bronze or Brushed Nickel Lighting Package including Entry and Dining Room Fixtures
- Tile or Luxury Vinyl Plank Flooring in Entry, Family, Kitchen, Breakfast, Dining, Utility & All Bathrooms
- Granite Tops in Utility
- Granite Tops in All Baths with Undermount Porcelain Sinks

### *Luxury Features cont'd*

- Rocker Style Electric Switches
- Pop-up Ceilings (to plan)
- Large Picture Windows (per plan)
- 1x2 Trim and Wood Rod/Shelf Supports at Pantry & Primary Closets
- Oil Rubbed Bronze or Brushed Nickel Moen 8" Spread Faucets with Choice of Style in Primary Bath & Guest Bath, 4" Laboratory Faucets in all other Secondary Baths
- Can Lights in Halls, Kitchen (per plan), Secondary Closets
- Freezer Space in Utility Rooms
- WP Can Lights over Secondary Tub/Showers
- Two-tone Interior Paint Schemes with White Ceilings & Trim
- Rounded Sheetrock Corners (except windows)
- Prewired for Cat 6/Cable Outlets in Numerous Locations
- Upgraded Carpet Selections in Bedrooms & Closets
- Generous Landscape & Irrigation System Package
- Oversized Shower with Seat in Primary Bath with Rain Head Faucet and Handheld Faucet, Mudset Tile Floor & Frameless Enclosure
- Freestanding Tubs in Primary Baths with Tile Splash
- Framed Mirrors in Primary Bath & Powder/or Guest Bath
- 8' Tall Insulated Metal Garage Doors with 2 WiFi Openers

### *Personal Service*

- Owners on Job Sites on Regular Basis
- Experienced Job Supervision
- Longtime Relationships with Quality Subcontractors & Suppliers
- Award-Winning Private Design Studio with Excellent Choice of Selections and Professional Designer
- Flexible in Meeting Each Customer's Needs for Customization of Their Home
- 1-2-10-Year Warranty Program
- Excellent Customer Service

### *Energy Efficiency & Quality*

- Radiant Barrier Roof Decking (lowers attic temperature)
- Double Pane Vinyl Windows with Low E3 Glass and Bug Screens
- Low E3 Glass used at Rear Exterior Doors (most selections)
- High Efficiency HVAC Systems with Media Filter/Fresh Air Intake and Jumper Ducts
- WiFi Programmable Thermostat(s)
- R-15/R-23 BIBBS Wall Insulation Around Living Area
- R-30/R-38 Blown Insulation Package at Ceilings of Living Area
- R-11 Batt Insulation in Walls of All Baths & Utility Rooms
- 2 Phase Poly-seal Treatment to Prevent Air Infiltration
- Superior Tyvek Exterior House Wrap
- Security System with WiFi Remote Access Capability
- Roof Ridge Ventilation & Air Vents
- Continuous Vented Soffit (most areas)
- Full Gutters on Home
- Pest Defense System

Giddens Homes reserves the right to change prices, features and information without notice. Feature list represents the standard features at the time of print. Square footage is approximate.  
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*Luxury, Value & Quality*