

## *Quality Construction*

- Beautiful Four Sides Stone & Stucco Exteriors (No Brick) Farmhouse Elevations Include Fiber Cement Siding with 1x2 Battens In Lieu of Stucco
- 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
- 2 to 3 Exterior Faucets for Easy Watering
- Cast Stone Address Blocks
- Pre-Plumbed for Water Softner
- Limited Lifetime Dimensional Roof Shingles
- Large 6" Baseboards with 4" Casing Trim
- Rock Salt Finish Driveways & Sidewalks
- Squared Doorways/Furr downs
- Pop-up Electric Outlet at Island

## *Luxury Features*

- 8' Tall x 3' Wide Hoelscher Mahogany Front Door with Kwikset 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 includes upstairs
- 3cm Granite Countertops in Kitchens with Stainless Steel Undermount Sinks
- Moen Sleek Kitchen Faucet
- Waterfall Kitchen Island
- Subway 3x6 Tile Kitchen Backsplash
- Stainless Steel Whirlpool Appliance Packages w/36" Gas Cooktop
- Single Oven with Microwave Oven Above
- Trash Can Pull Out Drawer & 2 Pot/Pan Drawers under Cooktop
- 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
- Cabinets with Soft-Close Drawers and Doors
- Numerous Recessed Can Lights including: Family Room, Primary Bedroom, Primary Closets, Utility, Pantry, Game and Media Rooms
- Under Cabinet Lighting in Kitchen
- 2 Pendant Lights at Kitchen Islands
- Cabinet Panels under Bar Top & Sides of Island
- Oil Rubbed Bronze or Brushed Nickel Lighting Package
- Tile Flooring in Entry, Family, Kitchen, Breakfast, Dining, Utility & All Bathrooms Laid Off-Set or Straight
- 3cm Granite Tops in Utility

## *Luxury Features cont'd*

- 3cm Granite Tops in All Baths with Undermount Porcelain Sinks
- Rocker Style Electric Switches
- Large Picture Windows (per plan)
- Partial Open Stair Railing on 2-Story Plans (per plan)
- Oil Rubbed Bronze or Brushed Nickel Moen 4" Spread Faucets with Choice of Style in all Baths
- Can Lights in Halls, Kitchen (per plan), Secondary Closets
- Freezer Space in Utility Rooms (per plan)
- WP Can Lights over Secondary Tub/Showers
- Two-tone Interior Paint Schemes with White Ceilings & Trim
- Semi-Bullnose Sheetrock Corners (except windows)
- Prewired for Cat 6/Cable Outlets in Numerous Locations
- Upgraded Carpet Selections in Bedrooms & Closets
- Fully-Sodded Front & Rear Yard with Irrigation
- Fully-Fenced Back Yard
- Oversized Shower in Primary Bath with Wall Mount Faucet, Mudset Tile Floor and Framed Enclosure
- Freestanding Tubs in Primary Baths with Tile Splash
- Framed Mirrors in Primary Bath & Powder/or Guest Bath
- 7' Tall Insulated Metal Garage Door(s) with 1 WiFi Opener
- 36" Direct Vent Fireplace with Logs & Tile Surround and Wood Beam Mantle

## *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
- Many Available Options for Customization of Floor Plans
- 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
- 2 Phase Poly-seal Treatment to Prevent Air Infiltration
- Superior Tyvek Exterior House Wrap
- Security System with WiFi Remote Access Capability
- Standard Propane Heating and Hot Water
- Continuous Vented Soffit (most areas)
- Roof Ridge Ventilation & Air Vents
- Gutters on Front of 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.  
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*Luxury, Value & Quality*