

## Estonia Estate Series Included Features

### AUTHENTIC EXTERIOR CHARACTER & DETAIL

- Individually engineered foundation
- Engineered wall systems, rooftrusses and floor trusses
- Decorative masonry on three sides (per plan)
- Covered Patio OR Approx. 100 sq. ft. broom finished patio (per plan)
- Concrete walks and drives
- 20 year 3 tab weathered grey roofshingles
- Cast stone address block
- Durable fiber-cement lap siding & soffit
- Pre-primed trim for lasting quality
- Insulated low-E white frame divided light window patterns at front only (per plan)
- Six panel painted insulated fiberglass front door with overhead transom window
- Kwikset® Dakota satin nickel entry handle set and dead bolt
- Full glass metal rear door to optimize natural light
- Bronze exterior light fixtures
- Holiday light outlet in soffit switch at front door
- Quality exterior Sherwin Williams® paint
- 6' vertical privacy fence with 2 gates, cedar front and spruce sides and rear
- Front and rear exterior water faucets
- Two outdoor weather proof electrical outlets

### GRACIOUS INTERIOR APPOINTMENTS

- Spacious 9' ceilings on 1st floor and 8' ceilings on 2nd floor (per plan)
- Rounded drywall corners at 1st and 2nd floors including arches and tray ceilings
- Arch ways (per plan)
- Tray ceilings in the master bedroom (per plan)
- Sherwin Williams® flat Kilim Beige walls and ceiling with Extra White trim and doors
- Decorative Monterrey Drag wall and ceiling finish
- Ventilated free sliding wire shelving in closets
- Raised four-panel embossed wood grain interior doors
- Kwikset® Polo satin nickel hardware on all interior doors
- Satin nickel door hinges for operational ease
- Brushed nickel light fixtures
- Brushed nickel ceiling fan with light kit in master bedroom and family room
- Block, brace and switch for ceiling fans in family room, gameroom and all bedrooms
- Ceramic tile flooring at entry, kitchen, nook, utility and bathrooms
- Stained wood rail and painted balusters on rise
- Shaw, 100% nylon carpet with 3/8" FHA pad
- Colonial door trim and 3 1/4" decorative baseboards
- White electrical switches and plates

### AT HOME CONNECTIVITY & MEDIA

- Honeywell® structured wiring panel to include:
  - 6X8 combo module
  - 3 cable outlets in std. locations per plan (RG6 quad shield)
  - 3 phone outlets in std. locations per plan (Cat 5E four twisted pair)
  - 1 RG-6 & Cat 5E D - mark to exterior

### GARAGE FEATURES

- 3-car garage included on most plans
- Steel overhead garage door unique style per elevation
- Pre-wired for automatic garage door opener
- Bronze exterior coach light
- Room finished garage (painted and textured, no base boards)

### SECURITY FEATURES

- Smoke detectors
- Ground fault interrupter breakers
- Bronze exterior lighting at front and rear of home
- Full security system on all operable openings 1st and 2nd floor with one key pad
- One carbon monoxide detector
- All exterior doors feature dead bolt locks

### SIGNATURE KITCHEN

- 42" Upper cabinets with flat panel doors and crown molding
- Staggered cabinet above range
- Kitchen island (per plan)
- Choice of Black or White Appliance Package to include:
  - General Electric® smooth glasstop electric range with self-cleaning oven
  - General Electric® over-the-range microwave venting to exterior
  - General Electric® multi-cycle dishwasher
- Heavy duty 1/3 horsepower disposal
- Ceramic tile backsplash with Wilsonart® laminate kitchen counter tops
- Moen® Caerist single-lever chrome faucet
- Top-mount stainless steel double sink
- Generous pantry area with ventilated wire shelving (per plan)
- Ceramic tile flooring at kitchen and breakfast area
- Recessed icemaker line at refrigerator location
- Recessed can lights throughout kitchen (per plan)

### THOUGHTFULLY DETAILED BATHS

- 42X60 cultured-marble garden tub and separate walk-in shower with cultured-marble base and 12X12 tile surround in master bath with a row of diagonal tile
- Porcelain on-steel tub/shower combination with 12X12 tile surround in secondary bath with a row of diagonal tile
- Cultured-marble vanity top with two integral sinks in master bath (per plan)
- Cultured-marble vanity top with one integral sink in secondary baths and powder room
- Cabinet base with flat panel doors at vanities
- Moen® Brantford dual-lever style chrome faucets
- Decorative chrome accessories in all baths
- Sheet mirrors in all bathrooms
- Bank of cabinet drawers in master bath (per plan)
- Elongated commode in master and powder baths
- Privacy locks on all baths
- Ceramic tile flooring in all bathrooms
- One Medicine Cabinet per full bathroom
- Linen Cabinet over master bathroom commode

### ENERGY EFFICIENCY

- Energy Star® Certified
- 40 gallon gas water heater
- High durability Viega PEX water lines
- High efficiency 14 SEER Gas furnace
- Honeywell® programmable digital thermostat
- Blower door and duct blaster tests per Energy Star® requirements
- R-13 fiberglass exterior wall insulation
- R-22 insulation at knee walls and sloped ceilings
- R-30 blown ceiling insulation
- Bath and utility walls insulated for sound dampening (per plan)
- Polycel foam insulation at windows and all exterior penetrations
- Energy-efficient Low-E double pane insulated windows
- Insulated front and rear door with adjustable threshold
- Radiant barrier roofdecking

### GENEROUS LANDSCAPE PACKAGE

- Water-saving bermuda sod in front and rear yards
- Generously sized shrubs and two trees- mix of mature varieties
- Pre-wire for irrigation electric outlet

### TRISTONE HOMES BENEFITS

- Energy Star® Certified
- Ten-year structural warranty
- Burgess Construction Consultants Inspect all homes
  - PRE SLAB POUR, PRE DRYWALL and FINAL
  - Homeowner's orientation meeting
- Assistance when selecting interior options for your home
- Professional mortgage loan, title and closing guidance

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