

Standard Features List

Wesley Farms Neighborhood

Exterior Features

- Crane double-4 vinyl siding with vertical or shake accent on the front elevation
- Maintenance-free white ventilated vinyl soffit & aluminum fascia
- Panel or Board & Batten shutters on front
- Limited Lifetime Warranty dimensional shingles
- 1 Egress window & well in lower level
- 3'0" Insulated fiberglass front door with dead bolt
- 16' x 7' White non-insulated raised panel overhead garage door with opener & 2 remotes
- Drywall & fire tape garage firewall & ceiling only
- 12' x 12' Concrete patio
- Concrete driveway & sidewalk
- 5" K-style aluminum gutters & downspouts

Electric Features

- Outside vented exhaust fans in all baths
- Primary bedroom ceiling fan/light
- Interior light fixture allowance
- Hardwired smoke detectors & battery back up
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan
- Coach lights on the front of the garage
- Door bell

Plumbing Features

- 50 Gallon natural gas water heater
- Plumbing fixtures contractors select portfolio
- PEX supply piping
- PVC waste piping
- Two exterior hose bib

HVAC Features

- 96% Efficiency furnace
- Central air conditioning 13-SEER unit
- April Aire Filter Media
- April Aire Humidifier

Construction Features

- 8' Main floor walls
- 2' x 6' Exterior walls
- 8' foundation concrete walls
- Professionally-engineered structural components
- 1 paint color throughout for walls, ceilings, trim & doors
- Textured ceilings
- Raised 2-panel hollow smooth painted doors
- Ceramic tile floors in the bathrooms
- Stain-resistant carpeting in designer colors in the bedrooms
- Laminate flooring in the great room, kitchen, rear entry & laundry room
- Spacious closets with wire organizers

Kitchen Features

- Aristokraft or Quality Signature Shaker cabinets
- Kitchen island
- Laminate kitchen countertops
- Microwave & Dishwasher
- Spacious pantry for additional storage per plan

Bath Features

- Aristokraft or Quality Signature Shaker cabinets
- White on white cultured marble vanity countertops with integral single sink
- White molded tub/shower in the hall bath
- White molded one piece shower in the primary bath
- Full width vanity mirrors attached with clips

Additional Energy Saving Features

- Programmable thermostat
- JELD-WEN white low-E insulated vinyl windows
- R-44 insulation in the ceiling
- R-20 insulation in the walls
- R-13 insulation in basement walls
- Spray foam insulation in joist ends

Model home is shown with many optional items & upgrades. Please refer to the Standard Features list to determine which items & upgrades are optional. Prices are subject to change without notice. All plans are copyrighted by Watts Homes & Construction. Due to normal construction tolerances square footages may vary. Model representations, prices, options, home designs, materials, features & methods of construction are subject to change without notice.