

# Granger Pines

Heritage Collection

## Included Features

[FirstAmericaHomes.com](https://www.FirstAmericaHomes.com)



Prices, features, square footages, amenities, incentives and availability are subject to change without notice. \*Features may change when combined with options and may be substituted due to floorplan or elevation layout. See sales representative for more information. ©The Signorelli Company.

### Exterior

- Beautifully designed elevations (upgrades available)
- Masonry to first floorplate height at front elevation (per plan)
- 30-year weatherwood architectural shingles
- Energy-efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning and double locks
- Cementitious fiber cement siding, fascia, soffit and trim
- Craftsman inspired insulated fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 5' X 5' broom finished concrete rear patio\*
- 3' broom finished privacy walk from driveway to entry
- Custom address block
- Choice of Sherwin Williams designer paint

### Interior

- Soaring ceiling heights throughout home
- Craftsman-inspired panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall and ceiling finishes
- Decorative baseboards throughout home
- Ceiling fan with light kit at family and owner suite
- Rounded sheetrock corners at impact areas
- Choice of designer interior wall paint
- Wood shelving and hanging rods in closets
- Clothes rod and shelf at utility room
- Cable TV and telephone jack CAT5 prewire at family and owner suite; cable TV jack prewire in game room (per plan)

### Kitchen

- Flat-panel kitchen cabinets with 36" upper cabinets
- Frigidaire slide in gas range, dishwasher and space saver microwave
- 4 designer LED disk lights
- Wilsonart laminate countertops with choice of tile backsplash (upgrades available)
- Stainless steel dual bowl sink with garbage disposal
- Chrome single-lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

### Landscaping

- Five 3-gallon and ten 1-gallon shrubs
- One 1-1/2" caliper oak tree in front yard
- Fully-fenced rear yard
- Fully-sodded front and side yards to fence

### Customer Service

- Ten-year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager

### Engineering & Safety

- Guardian certified (visit: [www.guardiancertifiedhome.com](http://www.guardiancertifiedhome.com))
- Professionally engineered and designed post-tension foundations
- Professionally engineered framing design
- Third-party inspections throughout construction
- LP Top Notch Premium Subfloor
- Pressure treated sole plate
- Front and rear coach lights\*
- Interconnected smoke detectors with battery back-up in bedrooms and halls
- Carbon monoxide detector
- PEX water distribution system with main water shut-off
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Deadbolt locks on exterior doors

### Flooring

- Choice of luxury vinyl plank in entry, kitchen, baths and utility room
- Choice of Mohawk carpet over 3/8" pad

### Energy Efficiency

- National energy code - third-party verified
- 15 SEER Rated Lennox HVAC system with environmentally friendly 410A refrigerant
- Fresh air intake system and Honeywell media filter
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation (per plan)
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell WIFI-enabled programmable thermostat
- 80% LED lighting
- Exhaust vent fans at baths and utility room

### Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Square edge Wilsonart laminate countertops and white porcelain drop-in sink
- Choice of tile shower surround at all baths
- Chrome bath faucets, paper holder, and shower trim (with option)
- Luxury owner bath option available includes separate tub and shower with garden window\*
- Optional dual vanities at owner bath\*