



# CREEKVIEW FALLS

## DISTINCTIVE FEATURES

### COMMUNITY CHARACTERISTICS

- Large, Wooded Home Sites
- HOA with Protective Covenants

### INTERIOR DELUXE FEATURES

- 8' Front Door
- In-Home Wiring Package:
  - CAT 5 for Telephone in Master Bedroom and Kitchen
  - RG 6 for Cable Connectivity in Family Room and All Bedrooms
- 10' Ceiling on Main Level
- 8' Doors on Main Level
- Coffered Ceiling (per plan)
- Smooth Ceiling Throughout Home
- Sherwin-Williams® Paint, Interior
- 5" Pre-Finished Hardwood Flooring on Main Level, excluding Bedrooms and Laundry
- Extensive Crown Molding and Trim Detail
- 8" Baseboards on Main Level
- Brushed Nickel Finish Hardware Décor
- Built-in Cabinets (per plan)
- Mud Room with Built-Ins (per plan)
- Fireplace with Natural Stone Surround
- Vanity with Cabinet Storage in Powder Room (per plan)
- Tile Flooring and Surround in All Baths
- Secondary Baths with Undermount Sink with Granite Countertop
- Daylight Basement with Windows and Stubbed for Future Bath
- \$3,500 Lighting Allowance

### MASTER SUITE FEATURES

- Brushed Nickel Bath Fixtures with 8" Spread
- Custom Double Vanity with Granite Countertop
- Frameless Glass Shower with Tile Flooring and Surround
- Large Walk-In Closet

### KITCHEN HIGHLIGHTS

- Custom Wood Cabinets
- Quartz Countertop
- Tile Backsplash
- Stainless Steel Appliance Package Includes 36" Cooktop, Dishwasher, Microwave, and Double Ovens
- Stainless Steel Vent Hood
- Oversized Island

### ENERGY EFFICIENT/WATER SAVING CONSTRUCTION

- R-30 Ceiling Insulation in Flat Ceilings
- Low-E Double Pane Insulated Windows
- Energy Efficient Heating
- Programmable Thermostat
- Sealed Openings for Pipes/Wiring to Prevent Air Infiltration
- Weatherproof Electrical Outlets, Front & Rear

### CONSTRUCTION FEATURES

- Exteriors with Fiber Cement Siding, Shake, and Board & Batten (per plan)
- 5' Covered Front Porch
- Metal Roof (per plan)
- Architectural 25-Year Fiberglass Shingles
- Rot-Proof PVC Window Sills and Molding
- Three-Car Garage with Carriage Style Doors
- Extensive Landscape Package with Sod and 6-Zone Irrigation (Front and Sides)
- 14 SEER Air Conditioning
- Sherwin Williams Exterior Paint with Enamel Trim

### CUSTOMER CARE & WARRANTY

- One Year Workmanship Warranty
- One Year Re-Treat and Repair Renewable Termite Bond

### HOMEOWNER'S ASSOCIATION

- Initiation Fee - \$250.00
- Annual Dues - \$375.00



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