

# STANDARD HOME FEATURES

**SCARMAZZI  
HOMES**  
*Luxury Patio Homes*

THE BELOW FEATURES COME STANDARD WITH EVERY DUPLEX SCARMAZZI HOME AT SIR HENRY'S HAVEN:

## WALLS, CEILINGS & WINDOWS

- 2x6 exterior wall construction
- 9' ceiling height throughout main floor
- 3 1/4" baseboard throughout with 2 1/4" door casings
- Windowsills with stool and apron detail
- Two-tone Sherwin Williams Alabaster paint package with flat finish walls and extra white finish trim
- Low E insulated single-hung windows with screens

## FIXTURES & LIGHTING

- Progress Lighting LED lighting fixtures
- Recessed lighting provided in kitchen, hallways, showers, and owner's closet
- Delta plumbing fixtures in chrome
- Kwikset door hardware in brushed nickel or matte black

## KITCHEN

- Aristokraft kitchen cabinets available in a variety of stains
- Whirlpool Gold dishwasher and electric range with hood vent
- Granite kitchen countertops available in a variety of designs/colors
- Stainless steel kitchen sink
- 1/3 horsepower garbage disposal

## BATHROOM

- Miami White quartz bathroom countertops with raised height vanities
- Gerber elongated, comfort height toilets with soft close seats
- One-piece fiberglass shower with sliding glass door in owner's bath
- One-piece fiberglass tub/shower in guest bath

## FLOORING

- Mohawk vinyl flooring in foyer, kitchen, bathrooms, and laundry room
- Mohawk carpet in living room, dining room, bedrooms, and den (if applicable to floorplan)

## EXTERIOR & GROUNDS

- Landscape package with seeded yard
- Exterior courtyard with concrete patio
- Concrete driveway and concrete sidewalks
- GAF 50 year architectural shingles
- Progress Lighting dusk to dawn lamp post
- Hose bibbs at rear exterior and garage interior
- Weather protected electrical outlets
- Upgraded siding colors with tan exterior trim

## GARAGE, MECHANICAL & ELECTRICAL

- Garage door opener with keypad and 2 remotes
- 50 gallon gas hot water tank
- Lennox 94% high efficiency gas furnace
- Continuous running whisper quiet fresh air system
- Electric washer and dryer connections
- 4 total cable & phone jacks per home
- Carriage style garage door

## PEACE OF MIND

- Hardwired smoke and carbon monoxide detectors with battery backup
- Premium house wrap to reduce air infiltration and heat loss
- 1 year limited warranty on all workmanship and materials
- 10 year limited structural warranty
- 3rd party quality inspection by 2M Quality

\*The above standard home features are not noted as selections as they are not upgraded options. Scarmazzi Homes reserves the right to change standard home features without prior notice. Should an above item not be available, Scarmazzi Homes reserves the right to substitute at equal or superior quality to not delay home construction. Please see your New Home Consultant with any questions.

STANDARD HOME FEATURES (FORM DATE 12/19/2024)