

Spalding Stables

Community's Custom Specifications

Built By:
Peachland Homes

Exterior Features:

- All plans 4 sides brick, cedar shake and stone (*per plan*)
- Owner brick and mortar selections from Designer approved color pallet
- Outdoor living to have a patio built out of brick or stone pavers, with a brick or stone freestanding fireplace
- Three-car, side-entry garage (*per plan*) with raised panel garage doors & automatic door opener with remote for each garage bay. All garage doors are 8-foot tall.
- True window grills and 1x4 back band window trim on all street facing windows
- True operable shutters (*per plan*)
- 30 year architectural roof shingles
- Daylight basement per plan and lot (*6 windows, 1 single door, & 1 double door*)
- Lots will accommodate a pool

Interior Features:

- Professional Design Consultant Service provided for your convenience
- For the health of you and your family, Peachland homes only installs low VOC Green Certified Carpet.
- 10' smooth ceilings on entire first floor, 9' ceilings on second floor (vaulted per plan)
- 9' poured basement walls with a flooring system that will allow full 9' smooth future finish ceiling.
- Basement design and layout customized for your future needs.
- Elegant open railing foyer staircase with all oak step treads and decorative iron balusters with the oak hand railing (*per plan*)
- Interior paint - One overall medium base paint color (*dark base colors priced accordingly*).
- Accent paint color change in one room (*white & medium base, dark colors priced accordingly*)

Custom Gourmet Kitchen Featuring:

- Custom wood cabinets with full overlay cabinet door, selected from Builder's standard colors and doors. All wood cabinets and drawers.
- Kitchen wall cabinets are 42" tall with large crown molding trim at top and light rail molding below.
- Additional features: One stack of drawers, adjustable shelves, one cabinet with glass doors, raised end panels, paneled bar backs (*per plan*)
- Granite for all kitchen and butler's pantry countertops (Preferred Series)
- Tile backsplash
- Stainless steel under-mount sink with Venetian Bronze pull out type faucet (Delta D473)
- Recessed can lighting
- Under-cabinet lighting

Kitchen Appliance Package:

- Wolf Professional Kitchen, Stainless Steel Finish
48" Wolf Pro gas Range, 6 burners with Griddle
30" Wolf Warming Drawer
24" Wolf Built-in Microwave
Vent – Pro Metal Liner above with 1200 cfm Internal Blower
Dishwasher – Kitchen Aid – Quiet mode with fully integrated console design, stainless steel Interior, built-in hard food disposer.

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Standard Interior Trim:

- Two custom trimmed feature units in the foyer
- Two tiered custom-built mantel in the family room
- Coffered Ceiling in Family Room
- 7 ¼" decorative 'HARMONY' crown molding around ceiling perimeter of great room.
- 10" high base with cap for all first floor visible areas, upper formal hallways, master bedroom and bath
- 3 ½" Howe casing on all first floor visible openings, upper formal hallway, master bedroom and bath
- 4 ¼" baseboards in all other second floor visible areas. 3 ¼" casing on all second floor visible openings
- 5" crown molding , apron & base cap with ceiling molding in dining room
- 5" crown molding, apron & base cap in the living room, foyer, formal upper hallway and balcony areas, and two story family rooms (per plan)
- 7 1/4" decorative 'HARMONY' crown molding in the formal downstairs bath area
- 5" crown molding in the kitchen, breakfast room, all formal hallways off the foyer, master bedroom and bath
- Built up chair rail in the dining room with base cap picture boxes below (all painted trim color).
- 3 ¼" chair rail in the breakfast room and mudroom locker with beaded board wainscoting below (per plan)
- 8'-0" Six panel smooth Masonite interior doors on first floor, 6'-8" on other floors
- 3 ¼" casing and 4 ¼" baseboards for all non-visible areas (inside closets, pantry & laundry)

Bathrooms:

- Granite vanity tops in master bath with undermount bowls (Preferred Series)
- Designer furniture cabinet with granite top and undermount bowl in powder bath (*per plan*)
- Separate his & her vanities in master bath (*all sink vanities are at raised height standard*)
- Whirlpool tub in master bath with air switch
- Elongated commodes in all baths by Kohler
- Exhaust fans in all commode areas
- High spout Delta Victorian fixtures in Master bath & powder room with lever handles (*either Venetian Bronze or Brushed Nickel finish*)
- Frameless shower enclosure, built-in shower seat, & wall tile to the ceiling in master bath shower (*up to 10'*) per plan
- Ceramic tile surrounds on all secondary shower and bath walls
- Travertine tile for master bath floor & shower walls
- Granite w/ bullnose edge & undermount sink in all other baths.

Plumbing Features:

- CPVC supply lines
- All water supply lines under fixtures have cut-offs
- Three outdoor spigots
- 50 gallon hot water heater
- Basement stubbed for full bath
- Free standing utility sink in laundry room (*per plan*)

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Home Theater & Other Low Voltage Wiring

- Home Audio pre-wire for three zones. Each zone is wired for a speakers and individual volume control. *(typically located at main t.v. room, master bedroom, deck/patio – per plan)*
- Pre-wire for wall mounted plasma t.v. over keeping room fireplace.
- Home Theater Room pre-wire.
- Cable jacks in all bedrooms & family room. Cable wiring uses all RG6 Quad Cabling for TV or Satellite Distribution with a home run to each TV jack.
- Telephone jacks in all bedrooms, kitchen and family room. All phone jacks use high speed Cat5 wiring with a home run for each phone jack
- Pre-wired for three high-speed data computer network jacks. *Using 10/100BaseT cabling.*
- Pre-wired for alarm system. Included are pre-wiring for two sirens, two keypads, all-operable windows and doors in the basement and first floor, and detectors for motion, smoke and heat.
- 2" PVC conduit run from attic to basement for future home wiring needs

Flooring

- Hardwood flooring in foyer, powder bath, kitchen & breakfast room, keeping room, dining room, living room, great room, adjoining hallways, and upstairs hallway *(per plan) Purchaser to choose color of stain & finish from Builder's standards*
- Large 13" x 13" ceramic tile for down stairs bath floor
- 16"x16" Travertine tile for master bath floor & shower walls
- Ceramic tile in auxiliary bath floors
- Mohawk - Cripple Creek, 38 ounce poly textured over a 7/16 – 5.5 rebond pad *(low VOC Green Certified Carpet)*
- Ceramic tile flooring in laundry room

Electrical Features:

- Recessed can lights
- Wired for pendent lights over the kitchen island *(per plan)*
- Décor rocker type light switches
- Under-cabinet lighting in kitchen
- Ceiling fan wiring for dual light/fan switch operation in all bedrooms and family room
- Installation of three ceiling fans
- Exterior plug installed on front stoop and deck
- Elegant Lighting Package
- Living room and master bedroom wall outlets switched for lamps
- Dining Room & back wall of great room receptacles will be located in the baseboards
- Clothes dryer set for electric

Energy & Maintenance Features:

- All windows double pane Low-E glass. The glass comes with a 15 year "no fog" warranty.
- The exterior frame for doors and windows are made of Poly-Classic no-rot material that comes with a lifetime warranty *(for as long as original owner lives in the home)*
- All operable windows feature tilt out sashes for easy maintenance and cleaning.
- Screens for all operable windows on side and rear only
- Insulation factors: Walls R-13, Ceilings R-30, Basement ceiling R-19, Garage ceilings R-30
- Power attic ventilator, turtle vents *(back of home)*
- *Repair & Retreat* Termite Bond provided

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Landscaping Features:

- Landscape design that shows the current and future platting layout
Bermuda sod in the front yard, sides and rear yards
Irrigation system in the entire yard with automatic timer (4 zones, grassed areas)

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