



THE ENCLAVE

AT TESSON RIDGE

EXCEPTIONAL LUXURY FEATURES - (What makes a Hardesty Home feel different)

ELEGANTLY APPOINTED INTERIORS:

- *Luxury Vinyl Plank (LVP) Flooring in Foyer and Kitchen and Great Room [per plan]*
- *Luxury Vinyl Plank (LVP) Flooring in Laundry Room and All Baths*
- *50" Electric Linear Fireplace in Great Room*
- *Wall-to-Wall Carpeting at Remaining Areas*
- *2-Coats Latex Paint on Interior Walls, 2nd Coat Rolled*
- *\$1,000 Light Fixture Allowance*
- *White Switch and Receptacle Plates*
- *Decora Rocker Switches*
- *2-Panel Square Top Doors throughout*
- *Satin Nickel Levered Door Hardware*
- *9 ft. High Ceilings – 1st Floor, Minimum*
- *5-1/4" Base Moldings*
- *3-1/4" Door Casing throughout*
- *Painted Wood Sills and Apron on Single-hung Windows*
- *Elegant Knee Wall at Stairs with Painted Wood Cap with Carpeted Stairs with door at bottom of Stairs*

CONVENIENCE AND QUALITY:

- *First Floor Laundry Room with Electric Dryer Hookup – recessed wall pack*
- *Low Voltage Package – includes 2 Smart TV Jacks, 2 TV or Phones, Security System, Smart Garage Door Opener, and Doorbell Camera*
- *Tight Mesh Wire Shelving in Kitchen Pantry and Free Slide in Closets*
- *Pex Water Supply System with shut-off valves at all plumbing fixtures*
- *Engineered Lumber Floor Joist System*
- *Premium Grade Framing Lumber*
- *PVC Trim at Areas Touching Concrete (front porch and garage dr jamb)*
- *7'-10" High Tall Pour Reinforced Concrete Foundation Walls*
- *10 Year Limited Warranty Foundation Waterproofing*
- *Termite Pre-treatment*
- *Under Slab Hydrostatic Relief system with Sump Pump Pit*

EXTERIOR APPOINTMENTS:

- *(2) Outside Frost Proof Hose Outlets*
- *Vinyl Siding with Manufacturers Warranty*
- *Prefinished Vinyl Soffit at Porch Ceilings and Cantilevers*
- *Stone Address Block*
- *Smooth Concrete Driveway to Width of Garage Doors*
- *3' Wide Concrete at Private Walk and Front Porch*
- *3-Weatherproof Outside Electric Outlets*
- *Insulated Exterior Doors with Deadbolts*
- *2 Car Garages – per plan*
- *Carriage Style Garage Door with Glass Inserts*
- *Garage Door Opener with (2) Transmitters*
- *Front Entry Door and Side Light, Transoms [per plan]*
- *Pre-Finished Enclosed Soffit & Fascia System*
- *Decorative Half-Round, Arched Top or Transom Windows as shown per plan*
- *(3) Transoms on Side Wall of Breakfast Room [per plan]*
- *Sandstone Low E Single hung Vinyl Windows*
- *Sandstone Insulated Low E Vinyl Patio Door with Sliding Insect Screen*
- *Low Maintenance Pre-finished Aluminum Gutters & Downspouts, 5" Gutters with 2x3 downspouts*
- *30-Year Architectural Grade Roof Shingles with Full Felt*
- *Air Space Grills in All Front Facing Windows*
- *Community CBU Mail Kiosk*

An LV-CVII Development
Construction Management by



*See Sales Manager for Optional
items available with each
Hardesty Home.*

Luxury Features are subject to change without notice.
Hardesty Homes reserves the right to substitute
materials of comparable quality and value.



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DESIGNER KITCHEN:

- *Luxury Vinyl Plank (LVP) Flooring in Kitchen & Breakfast Room*
- *42" Tall Wall Cabinetry in Maple*
- *Kitchen Island with Breakfast Bar Overhang*
- *Dovetail Drawers with soft close hinges*
- *Cabinet Glazing available at no additional charge*
- *8 Recessed Cans [per plan]*
- *3cm Granite Countertops at Kitchen in Choice of Colors with 6 Standard Edge Profiles to choose from*
- *Stainless Steel Undermount Kitchen Sink*
- *GE Stainless Steel Microwave with Venting to Exterior*
- *GE 30" Slide-in Electric Convection Range with No preheat Air Fry*
- *GE Stainless Steel Interior Dishwasher with Hidden Controls*
- *Insinkerator 1/3 horsepower Disposal*
- *Icemaker Water Supply Line to Refrigerator Space*
- *Moen Pull-out Spray Faucet*
- *Tight Mesh Wire Shelving in Kitchen Pantry*

MASTER SUITE AND BATH APPOINTMENTS:

- *Acrylic Soaking Tub in Master Bath*
- *Cultured Marble Base and Shower Walls with Seat and 1/4" Semi-Frameless Shower Doors at Master Bath*
- *5' Acrylic 1-piece Tub/Shower at Secondary Baths*
- *Pressure Balance Shower Mixing Valves*
- *Moen 8" Widespread Brushed Nickel Faucets in Master Bath and Powder Room*
- *Moen 4" Center set Brushed Nickel Faucets at Secondary Baths*
- *Brushed Nickel Bath Accessories – towel bar & paper holder*
- *Choice of Maple Vanity Cabinets – Adult Height*
- *His & Hers Master Bath Sinks*
- *Cultured Marble Vanity Tops with Integral Bowl*
- *Elongated Comfort Height Toilets in all Baths*
- *42" High Plate Glass Mirrors in all Baths*

SAFE AND EFFICIENT LIVING:

- *R-38 Fiberglass Ceiling Insulation*
- *R-15 Wall Insulation*
- *Exterior House-wrap for Improved Weather Protection and Energy Efficiency*
- *Vinyl Windows and Vinyl Patio Doors with Low E Glass (Grilles between glass at front elevations)*
- *80% Efficiency Gas Forced Air furnace with Electronic Ignition*
- *14-SEER Air Conditioning*
- *Time Controlled Thermostat*
- *(1) 50 Gallon Energy Efficient Gas Hot Water Heater*
- *200 amp Electrical Service*
- *Hardwired Interconnected Smoke Detectors with Battery Backup on Each Level and in All Bedrooms*
- *Carbon Monoxide Detectors on Each Level*
- *Security System*
- *Doorbell Camera and Smart Garage Door Opener that Connects to Your Smartphone*

WE BACK WHAT WE BUILD:

- *Work Order Presentation Meeting Prior to Construction*
- *Pre-Drywall/Electrical Walk-through*
- *Detailed Homeowner walk-through meeting before Closing*
- *60-Day after Closing Checkpoint*
- *11-Month after Closing Checkpoint*

LANDSCAPING AMENITIES:

- *Professional Landscape Package Allowance*
- *Individual Lawn Sprinkler System*
- *Fully Sodded Home Sites*

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