

# The Estates @ Ivy Creek

## Included Classic Features

### QUALITY CONSTRUCTION

Three-Sides Brick or Stucco Exteriors with  
Brick Stoop  
Hardiplank® Concrete Siding with 50-Year Design  
Life  
Insulated, Double Hung, Low-E, Tilt-Sash Wood  
Windows with Grids Between the Glass in the  
front of the house and Screens on all operable  
Windows  
25-year Atlas Chalet shingles  
Energy Efficient Ruud® Dual Zoned Heating and  
Cooling Systems with Digital Thermostats on  
first floor  
Solid I Joist Engineered Floor System  
200 Amp Electrical Service  
Copper Water Lines Throughout  
50-Gallon Gas Hot Water Heater  
Automatic Garage Door Openers with One  
Transmitter per Garage Bay  
Steel carriage style garage doors  
12'x16' Deck with steps to grade  
Complete Brinks® Home Security System includes  
Smoke/Heat Detector, Interior Siren, Motion  
Detector, and two Digital Keypads  
Basement stubbed for future full Bath

### DISTINCTIVE INTERIORS

9' Ceilings First Floor  
Smooth Finished Ceilings Throughout and glazed  
two story walls and ceilings  
Site Finished Hardwood Flooring in Foyer, Powder  
Bath, Kitchen and Breakfast Room on  
basement homes  
Tile Floor in Laundry Room  
Wood Burning Fireplace with Gas Log Lighter with  
a choice of Marble or Brick Surround  
Custom Built-in Bookshelves and Base Cabinets in  
Family Room\*  
Three Piece Crown Molding in Entry Foyer and  
Living Room  
One Piece Crown Molding in Powder Bath,  
Kitchen, and Family Room  
Additional Rich trim details include 5" baseboards,  
3" casing on the first floor, with chair rail and  
shadow boxing in the Dining Room  
Elegant Staircase with Oak Starter Step and Volute\*  
with iron pickets  
Tray Ceiling with Crown Molding in Dining Room  
and Owners Suite\*  
Pedestal Sink in Powder Room with  
Moen® Monticello Mixed Metal Faucet  
Pre-wired for Ceiling Fans in Family Room and  
Owners Suite  
Cable wiring in Five Rooms and Cat 5 Phone  
Outlets in Six Rooms  
Recessed Lighting in Kitchen and Hallways  
Generous Lighting Allowance

### GOURMET KITCHEN

Deluxe Whirlpool® Appliances including gas  
cooktop, Double Oven, non-vented Microwave  
Hood and Dishwasher  
Beautifully Crafted Cardell® Cabinets with 42"  
Upper Cabinets in Your choice of Raised Panel  
Oak, Raised Panel White, and Flat Panel  
Maple  
Corian® Solid Surface Countertops with Under-  
Mounted Stainless Steel Sink and Tile  
Backsplash  
Moen® Chateau Chrome Kitchen Faucet

### OWNERS BATHS

Oversized Jetted Jacuzzi® Opalia Tub  
Mixed Metal Moen® Monticello Faucets  
Cultured Marble Tops with Dual Integral Sinks  
Complete Ceramic Tile Floor  
Separate Water Closet with Elongated Toilet

### GREAT NEIGHBORHOOD

A Secure Private Environment  
Distinguished By A Stately Brick Entrance  
Private Recreation Including  
Cabana, 2 Tennis Courts, Pool, and Tot Lot  
Neighborhood Association with Covenants and  
Restrictions to Protect Your Investment  
Professionally Landscaped Including Fully Sodded  
Front, Side, and Rear Yards  
Irrigation System to cover Front, Side, and Rear  
Yards  
Brick Mailbox  
Sidewalks Throughout

### QUALITY ASSURANCE

Pre-Construction Meeting to Review Your Floor  
Plan  
10-Year Transferable Warranty  
On Site Building Team  
Responsive Warranty Service  
Pre-Closing Orientation

\*per plan

Subject to errors and Omissions 01/03/05