

# Standard Features & Upgrades



NEWTON  
FARM

## 1. Interior

- a. Moen Faucet Fixtures
- b. Decora "Rocker" Style Light Switches
- c. Old World Texture Walls w/ Rounded Corners (No Extra Charge)
- d. 2 Tone Paint
- e. Lighting Fixtures and Hardware in coordinating finish
- f. Choice of 5 Custom Interior Door Styles (8' Doors Std in Phase 2 and beyond)
- g. 4 1/4" Colonial or 5" Craftsman Baseboards
- h. Master Bedroom Closet Organizer
- i. Generous Tile/Wood/Carpet allowances
- j. Granite/Quartz Countertops
- k. Cold Storage Below Porch
- l. Open / Vaulted Ceilings (as per plan)
- m. Wood & Wrought Iron Railings (as per plan)
- n. Double sinks in Master Bathroom
- o. 9' Basement Ceilings
- p. Laundry Room Overhead Cabinets
- q. Double Reinforced Kitchen Island Span (Added Floor Joists)

## 2. Exterior

- a. Fiberglass Dent Free Low-Maintenance Doors
- b. 25% Stone and 75% Cement Fiber Board Siding (No Stucco)
- c. Full Rain Gutters & Downspouts 4-inch Aluminum
- d. Two Outside Weatherproof Electrical Outlets
- e. Two Exterior Hose Bibs
- f. 30 Year Architectural Shingles
- g. Soffit & Fascia (Aluminum)
- h. Dead Bolt Locks on Exterior Doors
- i. 8' Tall Automatic Garage Doors (w/ Opener, 3 Remote Controls & Keypad) 3 car garage Standard
- j. Garage Man door
- k. Window in Garage (as per plan)
- l. Solid Exterior Railings (as required)

## 3. Kitchen

- a. Moen Faucet w/ Pull Out Sprayer
- b. Water Line to Refrigerator
- c. Kitchen Pantry w/ Light
- d. Stainless Steel Appliances (Gas Cooktop, Double Wall Ovens, Microwave & Dishwasher)
- e. 9 can Lights
- f. Double Ovens
- g. Soft Close Cabinetry and Drawers
- h. 4" Backsplash in Granite/Quartz

## Energy Efficient

- a. a. Energy Efficient Low-E Dual Glazed Vinyl Windows
- b. b. 95% Efficiency Class Natural Gas Furnace
- c. c. 13 Seer Central Air Conditioner
- d. d. R-19 in Main Floor Walls
- e. e. R-38 Blown-In Insulation in Attic
- f. f. One 50 Gallon Energy Efficient Natural Gas Water Heater
- g. g. Insulated Blanket Wrap on Basement Foundation

## 4. 5. Popular Upgrades

- a. a. Extra square footage
- b. b. Covered Patios
- c. c. Additional Concrete/RV Pad
- d. d. Walk Out Basement
- e. e. Fireplace
- f. f. Refrigerator
- g. g. 3+ Tone Paint
- h. h. Insulated Floor Joists
- i. i. Laundry Cabinets/Sink
- j. j. Closet Cabinets
- k. k. 9' Tall Garage Doors
- l. l. Epoxy garage floors
- m. m. Additional Water Heater
- n. n. Additional Gas Lines (Outdoor BBQ, Firepits, etc..)
- o. o. Christmas Light Package (2 soffit outlets)
- p. p. Additional Ceiling Fans
- q. q. Additional Can Lights
- r. r. Additional Telephony/Data Outlets
- s. s. Added depth 3rd Car Garage
- t. t. Security Systems
- u. u. Prewiring for Solar Panels or Solar Panel install
- v. v. Exterior Soffit Lighting
- w. w. Bonus Room (w/ Qualifying Floorplan)
- x. x. Central Vac

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