



Included Amenities

Interior Amenities

- *Hardwood Flooring at Entry, Hall, & Kitchen*
- *Crown Molding in select room(s)*
- *Phone & Cable jacks in all bedrooms*
- *Phone jack at kitchen & study*
- *Cable Jack at master bdrm, study, family/great rm*
- *White painted millwork & paneled doors*
- *Chair rail in select formal areas*
- *Brushed Nickel Door Hardware, Cabinets Knobs, & Lighting Fixtures*
- *A minimum of 1 Gas Fireplace w/tile surround and white painted mantle*
- *Wood wrapped windows throughout*
- *Rounded sheetrock corners throughout home*
- *Rocker electrical switches*
- *Tile counter, edge, & backsplash in powder room, & master bath (if applicable)*
- *Washable satin finish paint throughout*
- *Vaulted/Raised ceilings in select rooms (per plan)*
- *Master walk-in closet*
- *Tile in Master Bath at Floor, tub, shower, counter-top & backsplash*
- *Utility/Laundry Room Cabinets w/utility sink*

Gourmet Kitchens

- *Custom Designed 5 piece Alder Cabinets w/ European Hinges & "726" stain*
- *Ceramic tile counters w/ full tile backsplash*
- *Recessed Can Lighting*
- *Refrigerator nook plumbed for ice maker*
- *Stainless Steel Appliances ~ dishwasher, microwave, & smooth top range*
- *Automatic light at pantry door*
- *Badger 1 1/3 HP garbage disposal*
- *Stainless sink w/chrome faucet*

Exterior Features

- *Exposed Aggregate Driveway*
- *Exposed aggregate porches, oversized rear patio, & sidewalks to front door & rear of home*
- *Front yard landscaping w/sprinkler system (stubbed to backyard for future use)*
- *Hose bibs on front & rear of home*
- *Beveled cement siding*
- *Stone accent on front elevation per plan*
- *One Garage Door Opener w/2 remotes*
- *Insulated Garage Doors w/windows*
- *Textured & painted garage interior*
- *Garage Side Access Door w/porch light*
- *Covered porch soffit w/pine tongue & groove*
- *Matching sidelights at Front Door (per plan)*
- *Freezer plug in garage*
- *Screens on all opening windows*
- *Waterproof electrical outlet in front & rear of home*
- *Florescent lighting in garage*

Superior Construction & Service

- *Access to Sterling Master Homes Design Center & personal Design Consultant*
- *Home Buyers 2-10 Warranty*
- *Pre-wired for air conditioner - coil installed*
- *2x6 Construction / Walls 16" on Center*
- *R-38 Ceiling, R-30 Floor, & R-21 wall insulation*
- *30 year laminated composite shingle (black)*
- *Gas Furnace & 50 Gallon Hot Water Tank*
- *Energy Efficient Vinyl Windows w/Grids*



For Additional Information, please contact:

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Visit us online at www.newhomesforyou.com

Prices, plans, & specifications are subject to change without notice. LAST UPDATED 2/20/2009