



Craig Losito Construction Inc.

Standard Features ~ Pinnacle Ridge

Exteriors

- 30 year Architectural roof shingles
- Low maintenance vinyl shakes per plan
- Board n Batten siding per plan
- Stone or Brick accents per plan
- Crawl Space
- Low E Single Hung Vinyl tilt windows with screens
- Covered Front porch with Decorative columns
- Double car concrete driveway
- 2 Car, finished sheetrock and painted garage
- Landscape package includes centipede sod in front & side yard & seeded rear yards
- Shutters on front elevation per plan
- Gutters over front and back doors
- 8' x 16' garage door with remote closure
- First floor 9' ceilings throughout

Interiors

- Engineered Wood Floors in downstairs living areas
- Fireplace in great room per plan
- Stain resistant carpet with 8 lb. pad in bedrooms, stairs and bonus room
- Smooth painted ceiling and walls
- Trey Ceiling in Master Bedroom with crown molding (to be determined per plan)
- Wood tread stairs (to be determined per plan)
- Brushed Nickel finish hardware on all doors.
- Front & Rear Door Locks & Deadbolts
- 2 panel interior doors
- Vented closet shelving
- Separate laundry room per plan
- Ceiling fans in master bedroom, living room, other bedrooms & bonus room
- Phone jacks in kitchen
- Cable TV wired in living room, all bedrooms and bonus room
- Dining room with wainscoting & chair rail per plan
- 5 1/2" wood base molding
- 3 1/2" wood casing on doors and windows
- Luxury Upgraded Trim Package
- Master Walk-in Closet

***Standard Features are Subject to Change Without Notice.
All upgrades are to be paid at time of contract and are Nonrefundable.

Kitchen

- Plywood framed cabinets
- 42" Upper cabinets
- Raised panel cabinet doors
- Granite countertops with tile backsplash
- Soft closing drawers
- Recessed icemaker water line connection
- Pantry (per plan)
- Whirlpool stainless steel appliances (No refrigerator)

Bathrooms

- Tile shower with 2 shower heads and granite bench seat in master bath
- Separate 6' soaker tub in master bath per plan
- Ceramic tile flooring
- 1/2 bath flooring type subject per plan
- Raised vanity in all baths with cultured marble top
- Designer plumbing fixtures
- Obscured glass fixed window over soaker tub in master bath per plan
- Elongated toilets
- Double vanity in master bath
- Hall bath 6' soaker tub

Energy Savings

- 80 gallon hot water heater
- 14 seer Carrier® heat pump
- 200 amp electrical service
- R30 insulation in ceilings
- R15 insulation in walls
- GFI receptacles to meet code

Assurance of Quality and Service

- Locally Owned and Operated
- Pre-closing walk-through with Builder
- 10 Year structural warranty
- 1 Year builder warranty

New Home Specialist



Janet Crews - On Site Agent

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For More Information on new construction homes in Pinnacle Ridge please visit:

www.newhomesinhampstead.com