

# SILVER LAKE



**FLAGSHIP  
HOMES**

## **Kitchen**

Granite countertops with 4" backsplash  
GE® Stainless steel 30" electric range  
GE® Stainless steel microwave over-the-range  
GE® Stainless Steel Dishwasher  
Large stainless steel single-basin sink  
LED lighting  
Garbage disposal  
Locally made custom alder cabinetry with crown molding  
Moen® chrome faucet with pull-down spray  
Spacious walk-in pantry (per plan)

## **Owners Suite**

Undermount sinks with Moen® chrome faucets and fixtures  
Walk-in closet with wood shelving  
Dual sinks in owner's suite bathroom (per plan)  
Granite countertops with 4" backsplash  
Full-width vanity mirror  
Glass-enclosed shower includes designer plumbing fixtures (per plan)  
Locally made custom cabinetry  
Water-saving elongated toilets  
Separate water closet with exhaust fan (per plan)

## **Secondary Bathroom**

Undermount sink with Moen® chrome faucets and fixtures  
Shower and bathtub combination with cultured marble surround  
Full-width vanity mirror  
Granite countertops with 4" backsplash  
Locally made custom cabinetry  
Water-saving elongated toilets

## **Laundry**

Washer and dryer hook-ups  
Wood Shelf and rod

## **Energy Efficiency**

50-gallon gas water heater  
96% efficient furnace  
14-SEER cooling system  
Water-conserving toilets, faucets and showerheads  
Insulated air ducts  
Low-energy dual-pane vinyl windows  
LED recessed lighting  
PEX plumbing system  
R-19 insulation in exterior walls

## **Services**

Flagship Homes one-year warranty per HUD-  
Standards  
Dedicated Real Estate Advisors

## **Interior**

9' ceilings on first floor  
Full unfinished basement with insulated exterior walls and rough plumbing for future bathroom  
Cold Storage in basement (per plan)  
5" baseboards  
3" casing around doors  
Coat closet storage (per plan)  
Sherwin-Williams® low-VOC paint  
Variety of Designer interior doors  
Brushed nickel hardware  
Shaw® advanced carpet and pad  
Mohawk® luxury vinyl flooring in baths and laundry  
Enhanced rounded drywall corners  
Wood window sills  
Shaw® laminate wood flooring on the main floor  
Designer lighting package, LED lighting  
Old world hand textured drywall  
Wood shelving in closets, pantry and laundry  
Ceiling fan in owner's suite and family room  
Pedestal sink in half bath

## **Exterior**

Maintenance-free composite decking (per plan)  
8' custom painted entry door  
Sliding glass door (per plan)  
Designer-coordinated exterior color and roof combinations  
Designer-selected coach lights (in select locations, per plan)  
Professionally landscaped front yard with drip irrigation system including shrubs and a tree with smart irrigation system  
Two exterior hose bibs  
Fiber cement siding on custom front elevation  
30-year architectural roof shingles  
Sectional roll-up garage door with automatic opener and 2 transmitters on a sheet rocked/taped 2 or 3 car garage (per plan)  
R-49 blown insulation in ceilings  
Front and rear exterior weatherproof outlets  
2"x6" exterior wall framing  
8' concrete foundation walls  
8' garage door  
10x10 cement patio  
**Connectivity**  
myQ Smart Garage Control  
TV jack and data connections in all finished bedrooms and family room  
2 USB outlets in kitchen and owner's suite