

Flex Choice Lifestyle Features

Flex Choice Lifestyle Homes

- ◇ Custom home designs
- ◇ Unlimited floor plan changes
- ◇ Color coordinated architecture
- ◇ Personalized interiors
- ◇ Free interior design consultant
- ◇ Optional, "a-la-carte", exterior maintenance

Comfort & Convenience Features

- ◇ Cathedral, pan & tray ceilings
- ◇ First floor laundry
- ◇ Raised vanities with cultured marble tops
- ◇ Master walk-in closet
- ◇ Exhaust Fans ducted to exterior
- ◇ Natural gas heat
- ◇ Dedicated return air distribution
- ◇ Media air filtration system
- ◇ Pullout faucet with disposal
- ◇ Smooth top range, dishwasher & microwave
- ◇ Ice maker box
- ◇ Elongated commodes
- ◇ Media closet (4) phone, cable, CAT 5 pre-wire
- ◇ 3 weather protected duplex outlets
- ◇ 2 hose bibs & irrigation stub
- ◇ Post light with photo eye
- ◇ Address block
- ◇ Temperature balance valves

Interior Finishes

- ◇ Raised panel doors & wood window sills
- ◇ Oversized casing & base molding
- ◇ Crown molding in pan ceilings
- ◇ Nickle door levers
- ◇ Sherwin Williams™ color coordinated paint
- ◇ Kitchen can lighting
- ◇ (2) Ceiling fans, (2) fan roughs
- ◇ Designer Maxim™ lighting
- ◇ Freise carpeting & tile flooring
- ◇ Aristokraft™ hardwood cabinetry

Energy Features

- ◇ Oversize soffits/eaves
- ◇ Model Energy Code (R-38 attic, R-13 wall)
- ◇ House wrap
- ◇ Dual pane low E insulated vinyl windows
- ◇ 93% - 13 SEER HVAC
- ◇ Energy Star™ appliances
- ◇ Energy Star™ lighting

Durability

- ◇ Steel reinforced concrete foundation walls
- ◇ I-Joists with 3/4 " T&G subfloor
- ◇ Stick Framed with solid OSB subsiding
- ◇ Engineered roof trusses
- ◇ 2x12 field built steps
- ◇ Brick exteriors
- ◇ Dimensional roof shingles

Warranties

- ◇ 60 day limited service
- ◇ 1 year limited service
- ◇ Kniess Homeowner two year limited warranty
- ◇ 10 year foundation waterproofing
- ◇ Additional manufacturer warranties

Options

- ◇ Finished basements
- ◇ 3rd car or garage bumps
- ◇ Covered porches, screen porches & decks
- ◇ Morning room, sunroom or 3 season room
- ◇ Atrium staircase
- ◇ Gourmet & chef style kitchens
- ◇ Garden baths with whirlpool tub
- ◇ 2x6 R-19 walls
- ◇ Triple plate
- ◇ Attic trusses
- ◇ Gas fireplace
- ◇ Tankless water heater
- ◇ Assisted living access