



# SM Builders Modern House Spec Sheet

## Overall

- Open concept floor plan with living room, dining room, and kitchen
- Double story center hall grand entry foyer.
- 9' ceiling height on 1st and 2nd floors
- Finished basement with spacious +/- 9' ceiling height
- 2 or 3 attached car garage. (Where available, as per house design).
- Master Bedroom with Master Suite.
- Additional bedrooms with master sweet varies with layout and house style.
- Mudroom

## Interior

- Oak staircase threads and iron or wood balusters.
- Modern straight edge moldings include crown, casing, base, ceiling and chair rail height wall panels in entry foyer, living and dining rooms.
- Master bedroom with tray ceiling.
- Sliders in family room leading deck...(where available as per house design)
- Brushed nickel, chrome or black modern hardware.
- Master walk-in-closet with custom built in cabinetry.
- Bedroom and foyer closets with shelf and rod.
- Gas fireplace with mantel and stone insert.
- 2<sup>nd</sup> floor laundry, porcelain tiled floor with wash-sink option. (as per house design)
- Solid hardwood floors , 1<sup>st</sup> and 2<sup>nd</sup> floors
- Two-zone heating & cooling basement and 1st floor zone 1. 2nd floor zone 2
- Goodman or Rheem HVAC units.
- Decora switches & outlets
- 6 inch Led recess lights, Chandeliers. Kitchen pendant lights
- Benjamin Moore Quality paint (up to four colors recommended).

## Exterior

- Modern Hardie solid color plank siding, customer choose color.
- Modern wood look composite plank insert (as per house design)
- GAF- Asphalt shingles roof.
- Fiberglass entry modern double doors or single door with sidelights. (As per house design).
- Black/white Anderson double-hung windows
- Front door facade Stone and wainscoting. (As per house design).
- 1st floor Composite deck & white PVC (vinyl) rail (as per house design).
- Azek/pvc trim and front door entry columns. (As per house design).
- Black top asphalt paved driveway and paver walk-way.

## Kitchen

- White or gray Shaker style. Floor up to 9 foot ceiling with crown molding, soft-close drawers, lazy-Suzan .....etc.
- Center Island in matching or coordinating color with quartz countertop.
- Above Island recess or pendant lights.
- Under counter stainless steel kitchen sink.

- High-end stainless steel appliances (36" range with 6 burners, 36" - 42" refrigerator, microwave drawer oven, dishwasher (Viking, Jen Air or similar). 36" FOTILE hood (As per house design).
- Wet bar counter in family room or kitchen. (As per house design).
- Cabinet pantry or built in pantry closet. (As per house design).
- Hardwood flooring.

### **Bathrooms**

- Kohler/Delta or equivalent fixtures with comfort height and water saver features.
- Free-standing soak in Bath tub, and/or large stand up shower enclosure. (As per house design and size).
- Soaking Bath floor-mounted extended Tub Filler with hand spray where exists.
- Vanities with slab porcelain or quartz counter tops, complimentary mirrors and LED lights.
- 5 or 6 foot master bath vanities with double sink. (As per house design).
- Bath exhaust fans.
- Frameless Glass shower door enclosures.
- Custom tiled rectangular stand up shower-pan.
- Fiberglass neo angle corner shower pan. (As per house design).
- Porcelain/ceramic tiled floors and walls in tub and shower areas.

### **Mudroom**

- Garage or side entry mudroom, (as per house design layout), hardwood or porcelain tiled floor. Upgrade option includes (built in cubbies, benches, and hooks) subject to upcharge.

### **Basement**

- All Finished basement with open area for game room and rec room (As per house design).
- Study room, office, or bedroom with walk-in closet and full bath. (As per house design).
- Walk-out sliders to back yard. With patio upgrade option. (Varies as per house design and property nature, where feasible).
- Vinyl planks finished floor. (Client choose color).
- +/- 9' cheerful and bright basement ceiling height.

### **Allowance and upgrade**

- Clients are given the option to slightly modify house layout prior to construction if feasible and does not cause any delays. Additional architectural charges and permits fees to be added as per change.
- When promptly addressed, clients can be given an allowance to provide finishing materials of choice.
- Upgrade option, will be subject to additional charges to be determined and agreed upon during contract.

Note: This spec list is general for all our houses. Variations and changes vary as per the design of the house. A more specific spec sheet will be generated as agreed upon with client per each house.

