

# McCarthy Builders

## Standard Features for Two and Three Bedroom Villas

### **Dramatic Foyer**

- Open inviting entry
- Hardwood-look vinyl plank flooring

### **Distinctively Designed Kitchen**

- Breakfast bar
- Abundance of counter space
- Laminate counter and backsplash
- Choice of cabinets
- Self-cleaning radiant electric range
- Disposal
- Dishwasher
- Spacious pantry
- Multitude of recessed lighting
- Adjacent dining area
- Full glass panel entry door or sliding glass door including screen and LowE glass as per plan

### **Entertaining Great Room**

- 10' high walls and ceiling
- Expansive transom windows

### **Impressive Master Bedroom Suite**

- Fiberglass shower with seat
- Six foot cultured marble vanity top with sink and full mirror
- Cove ceiling with decorative ceiling fan
- Large walk-in closet

### **Versatile Sun Room (if chosen)**

- Year round living
- Cathedral ceiling

### **2<sup>nd</sup> Bedroom**

- Studio, Den or TV room
- Adjacent to full bath
- Pre-wired for ceiling fan

### **3<sup>rd</sup> Bedroom (if chosen)**

- Studio, Den or TV room
- Pre-wired for ceiling fan

### **Loft (if chosen)**

- Studio, Den or Extra Storage area
- Custom handrail w/metal balusters

### **Interior Features**

- Raised panel interior and bi-fold doors
- Pre-wired for cable TV and telephone
- Decorative light fixture package
- Smoke detectors
- Oversized baseboards and window casings
- Multiple interior design choices

### **Exterior Features**

- Private entrance with covered porch
- Decorative coach lamps
- Two outside faucets
- Two outside weatherproof duplex outlets
- Mailbox
- Raised panel insulated steel garage door
- Attached two car garage with automatic door opener, two transmitters and keyless entry
- Full brick front elevation and vinyl siding
- **Jeld-Wen** single-hung windows with screens and LowE glass
- Fully landscaped homesite
- Automatic underground sprinkler system

### **Construction/Energy Saving Features**

- **IKO** 30-year architectural fiberglass roof
- Poured concrete crawl space foundation
- Premium lumber package
- Floored attic storage accessed in garage by pull down stairway
- Energy efficient **Owens-Corning** insulation
- Electric water heater
- **American Standard** natural gas furnace and central air conditioning
- Fiberglass front entry door with sidelight