



BILTMORE FARMSSM HOMES

Looking Glass Included Features

Kitchen

- Merillat® Group B cabinets featuring 36" upper cabinets
- Laminate countertop, Group A, with a Moen® "Camelot" 20 ga. Stainless 8" double bowl sink
- Moen® "Camerist" stainless faucet with side spray
- *Whirlpool® appliances including black electric convection range, 1.5 cubic foot microwave/hood combination and Whirlpool Energy Star® tall tub dishwasher
- Beautiful Group A prefinished hardwood floors

Master Bath

- Merillat® Group B vanity cabinet with Group A cultured marble with integral sink bowls
- Toto® "Drake" with "G-Max" flush elongated toilet bowl in white
- Moen® "Brantford" Brushed Nickel plumbing faucets and matching accessories
- Progress® Group B vanity light fixtures
- Aker® Oval gelcoat soaking tub and separate Group A tile shower with glass brushed nickel enclosure
- Dal Tile® Group A Tile floors and Group A tub and shower surround

Secondary Baths

- Merillat® Group B vanity cabinet with Group A cultured marble with integral sink bowls
- Toto® "Drake" with "G-Max" flush elongated toilet bowl in white
- Moen® "Brantford" Brushed Nickel plumbing faucets and matching accessories
- Progress® Group B vanity light fixtures
- Aker® gelcoat soaking tub/shower with Group A tile surround
- Armstrong® Group A vinyl floors

Powder Bath

- Toto® "Promenade" pedestal sink in white with Moen® "Brantford" Brushed Nickel faucet and matching accessories
- Progress® Group B vanity light fixture
- Decorative mirror
- Toto® "Drake" with "G-Max" flush elongated toilet bowl in white
- Group A prefinished hardwood floors

Interior Finishes

- Distinctive Group A prefinished hardwood floor in foyer, kitchen, dining and powder
- Luxurious Group B carpet in living, family and all bedrooms
- Various painted trim embellishments including whole house base molding of 5 ¼, one piece crown in the foyer and powder, one piece crown and chair rail in the dining room. (Craftsman style homes will have picture molding in lieu of traditional crown and chair rail.)
- Four panel (Craftsman, Lodge) or six panel (Cottage, Farmhouse, French) interior doors with Yale® Group B locksets
- Smooth finished sheetrock
- Ceiling height on main 9', upper level ceilings at 8', per plan
- *Insulation is blown cellulose R-38 in ceiling and R-15 Spider Fiber walls with closed cell foam insulation inside finished terrace level exterior masonry walls

Electrical

- Progress® Group B lighting fixture packages with ceiling fans in the master bedroom and family room
- Two telephone, four multi-purpose structural wiring locations are per plan
- Two exterior GFCI outlets
- All outlets, smoke detectors, and carbon monoxide detectors to code regulations.

Plumbing

- *50 gallon energy efficient gas water heater
- Two exterior hose bibs

Heating and Air

- Goodman® gas 13 seer forced air heat with electric air conditioning sized for heated space per plan with dehumidification on all terrace levels
- Second floor w/ 13 seer Goodman® heat pump, bonus rooms carry dedicated zone/t-stat (per plan, over untempered space)

Fireplace

- *FMI® 36" direct vent gas fireplace
- Specialty mantel and surround

Doors and Windows

- Architecturally appropriate low maintenance composite front door
- Rear entry door(s) are full lite with a deadbolt lock system
- House / garage door is an solid core, fire rated door to match interior doors with a dead bolt lock
- Steel panel garage door with chain drive opener
- *MW® Energy Star® low E glass, vinyl double hung windows with GBG divided light glass, pattern per plan

Exterior Finishes

- Spacious decks off main living with stairs to grade (stairs move to terrace level on terrace over crawl)
- *Cladding per elevation: cultured stone, brick, cement siding and shake, stucco and wood composite trim
- Stucco finished foundation walls
- *Engineered roof and floor systems
- *Tyvek® full house wrap beneath all exterior finishes
- GAF® "Timberline" 30 year architectural shingle
- Shutters are composite material with hinges and dogs per elevation
- Sod in front and side yard, extent to be determined by site and builder's discretion
- Asphalt drive, broomed finish concrete walk
- *Terminix® "Sentricon" termite protection by builder for first year, Homeowner must renew for continued service

Design Studio

- Four to six hours of design time will be allotted with our in-house Design Coordinator
- Options will be discussed during the design appointment with our in-house Design Coordinator. There are many available choices for the Included Feature items. Upgrades are also available for many items such as appliances, flooring, plumbing faucets, light fixtures, etc.

Home Warranty

- 2-year "bumper-to-bumper" warranty
- 10-year structural warranty
- *Rigorous Biltmore Farms HomesSM inspection process, which includes foundation acceptance, framing compliance and quality inspection
- *Termite protection system for first year

*Biltmore Farms HomesSM is a platinum member of the Western North Carolina Green Building Council (www.wncgbc.org), which administers the HealthyBuilt Homes program. This statewide, voluntary green building program examines all aspects of the construction process from site issues, the building envelope, heating and cooling systems, to appliances, lighting and interior air quality. Biltmore Farms Homes is focused on this program in a continuing effort to refine and improve our building procedures while being sensitive to the environment in which we live. The above asterisked items are included features that contribute to our commitment to the HealthyBuilt Home program.

Biltmore Farms Homes reserves the right to change any part of our included features or options anytime at the discretion of the builder, availability of material, plan changes, etc. 7.14.09