



## **Sterling Included Features**

### **Kitchen**

- Beautiful Merillat® Group C cabinets featuring crown molding in a variety of styles and finishes
- 3cm. Granite countertop, Group A, with an 18 ga. stainless steel undermount sink
- Moen® “Vestige” stainless faucet with side spray
- \*Whirlpool® Stainless appliances including slide-in electric convection range, 1.8 cubic foot microwave/vent combination, Whirlpool® “Gold” Energy Star® tall tub dishwasher
- Distinctive Group B prefinished hardwood floors

### **Master Bath**

- Merillat® Group C vanity cabinet with Group B cultured marble with integral sink bowls
- Toto® “Drake” with “G-Max” flush elongated toilet bowl in white
- Moen® “Vestige” Brushed Nickel plumbing faucets and matching accessories
- Progress® brushed nickel 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 B tub and shower surround

### **Secondary Baths**

- Merillat® Group C vanity cabinet with Group A cultured marble with integral sink bowls
- Toto® “Drake” with “G-Max” flush elongated toilet bowl in white
- Moen® “Vestige” Brushed Nickel plumbing faucets and matching accessories
- Progress® brushed nickel vanity light fixtures
- Aker® acrylic tub/shower with Group A tile surround
- Dal Tile® Group A Tile floors

### **Powder Bath**

- Toto® “Promenade” pedestal sink in white with Moen® “Vestige” brushed nickel faucet and matching accessories
- Progress® brushed nickel vanity light fixture
- Decorative mirror
- Toto® “Drake” with “G-Max” flush elongated toilet bowl in white
- Distinctive Group B prefinished hardwood floors

### **Interior Finishes**

- Distinctive Group B prefinished hardwood floor in foyer, kitchen, dining and powder
- Luxurious Group C carpet in living, family and all bedrooms
- Dal Tile® Group A in baths and utility
- Various painted trim embellishments including whole house base molding of 5 ¼, two piece crown in the foyer, three piece crown and chair rail in the dining room, one piece crown in the kitchen and master bedroom
- Smooth finished sheetrock
- Ceiling height on main and upper floors are 9'
- \*Insulation is blown cellulose R-38 in ceiling and R-13 walls with closed cell foam insulation inside finished lower level exterior masonry walls

### **Electrical**

- Progress® Group C lighting fixture packages with ceiling fans included in the master bedroom and

family room

- Two telephone, five 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**

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

### **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, insulated 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 basement level on basement over crawl)
- \*Cladding per elevation: cultured stone, brick, cement siding, cedar 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 buider's discretion
- Asphalt drive, broomed finish concrete walk
- \*Termanix® "Sentricon" termite protection by builder for first year, Homeowner must renew for continued service

### **Design Studio**

- Six to eight hours of design time will be allotted with our in-house Design Coordinator
- Options will be discussed during the two hour design appointment with our in-house Design Coordinator. There are many available choices for the Included Feature items. Upgrades are 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 Homes<sup>SM</sup> inspection process, which includes foundation acceptance, framing compliance and quality inspection
- \*Termite protection system for first year

\*Biltmore Farms Homes<sup>SM</sup> is a platinum member of the Western North Carolina Green Building Council ([www.wncgbc.org](http://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.

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