



# Pinehurst

2,235 S.F. Living Area

Larson Communities reserves the right to make modifications to floor plans, elevations, materials, and specifications. Oral representation cannot be relied upon as correctly stating representation to the builder. Drawings presented are artist's conceptions. All dimensions and specifications are approximate, and subject to change without notice.





# Features

## Construction Features

- Reinforced concrete slab with vapor barrier
- Termite treated slab with warranty
- Concrete block masonry on first floor with wood frame construction on second floor
- Engineered roof trusses
- C P V C piping

## Custom Exterior Features

- Covered Lanai
- Cementitious exterior finish with decorative raised banding per elevation
- ½" x 4x8 CDX 4-ply Plywood Roof sheeting
- 30 Year GAF dimensional shingle roof
- Cedar Fascia trim with aluminum soffit
- 6 Panel entry door
- Entry door deadbolt lock
- Raised panel overhead garage door
- Landscape includes Flortam sod professionally designed plant and tree Package and lawn irrigation system
- Designer mailbox
- Interlocking pavers at driveway, walkway and entry
- Hurricane shutters designed for each opening
- 3 exterior hose bibs
- All water and sewer connections
- All construction surveys
- Enrollment in 2-10 Home Buyers Warranty Program

## Designer Features

- Volume Couffered Ceilings
- "Orange Peel" drywall finish over all walls
- Spanish Lace ceilings
- 50 gallon water heater
- Stain resistant carpet in wide selection of colors
- Colonial interior doors with Schlage hardware
- 5 ¼" colonial base and 2 ¼" colonial door casing
- Ventilated vinyl closet shelving
- Laundry tub in base cabinet per plan
- Flat interior paint on wall
- Matching semi-gloss enamel on trim
- Marble window sills
- Ceramic tile floor in Foyer, Kitchen, Breakfast Nook, Utility Room, Master Bath And secondary Baths
- Wrought Iron Balusters

## Kitchen Features

- 1 ¼" Granite Counter tops in Kitchen
- Mid Continent wood cabinets, Hartford Style with full overlay in maple or cherry
- "Soft close" Cabinet Drawers
- Kitchen upper cabinets with variable heights
- Kitchen cabinets include tilt-out sink trays and pull-out trash bin
- Stainless steel under-mount sink
- Icemaker Line
- Tumble marble backsplash

## Kitchen Features Continued

- Undermount lighting through-out kitchen
- Kenmore Elite Stainless steel appliance package includes Oven Microwave, Dishwasher, and 5 Burner Black Glass Cooktop
- ½ Hp Badger garbage disposal

## Custom Bath Features

- Mid-Continent wood cabinets in all baths
- Ceramic tile for tub and shower areas all baths, choice of colors and size
- Elongater, water saver commodes
- Chrome Moen Faucets in all secondary baths (L64621)
- Dual porcelain over steel sinks in all secondary baths: choice of bone or white
- 36" high vanities throughout
- Corian countertops (level 1 or 2) with under-mount sinks

## Custom Master Bath Features

- 1 ¼ Granite Counter Tops with undermount sinks
- Mid-Continent wood cabinets, Hartford style with full overlay in maple or cherry
- "Soft close" cabinet drawers
- Garden soaking tub
- Enclosed water closet
- Moen faucets
- Glass shower enclosure in master bath

## Energy Saving Features

- Low "E" insulated double pane glass at all windows & sliding glass doors
- 14 seer HVAC System with programmable thermostat
- R-30 blown ceiling insulation
- ¾" Rigid foam insulation on block wall
- R-11 2x4 Frame walls or R-19 2x6 walls
- All penetrations into un-air conditioned space must be sealed with spray foam
- All CAN lights must be IC/AT rated
- All duct work must be sealed using mastic at all joints
- All testing and certification done by third party

## Electrical Features

- Six (6) RG-6 cable television prewires; choice of locations
- Six (6) Cat-5 telephone prewires; choice of locations
- Braced ceiling fan prewires with switches all bedrooms and family room
- ½ HP garage door opener with safety sensor and two remotes
- on double garage; garage Door opener pre-wire on third car garage per plan
- Decora rocker switches
- Smoke detectors
- 200 amp service
- Three (3) GFI exterior electrical outlets
- Electric door bell
- Can lighting



Elevation A



Elevation B



Larson Communities reserves the right to make modifications to floor plans, elevations, materials, and specifications. Oral representation cannot be related upon as correctly stating representation to the builder. Drawings presented are artist's conceptions. All dimensions and specifications are approximate, and subject to change without notice.

## Pinehurst

Larson Communities reserves the right to make modifications to floor plans, elevations, materials, and specifications. Oral representation cannot be related upon as correctly stating representation to the builder. Drawings presented are artist's conceptions. All dimensions and specifications are approximate, and subject to change without notice.

