



Legacy Landing Community

FEATURES for Single Family Homes:

EXTERIOR

- Streetscapes with architecturally inspired elevations to ensure distinctiveness.
- Elevations feature your choice of stone, brick and cement board siding chosen from builder's samples.
- Self-sealing 30-year fiberglass shingles.
- *Wayne Dalton 8300* steel sectional insulated overhead garage door with window inserts and *Liftmaster Elite Series 8550* belt driven opener.
- Insulated, durable fiberglass front entry door with satin nickel grip set and sidelights per plan.
- Covered front and optional rear porches per plan.
- Concrete foundation includes damp proofing spray, *Delta* waterproofing membrane and drain tile (weeping) around footing perimeter.
- Poured concrete front porch reinforced with rebar; brushed finish.
- Poured concrete basement floor with drain, sewer line cleanout and sump pump (if required).
- Poured concrete garage floor reinforced with rebar; smooth finish.
- *Strassburger 5000* windows; low maintenance vinyl, double glazed, Low-E Argon.
- Low maintenance aluminum soffit, fascia, seamless eaves-troughs and downspouts.
- Two exterior water hose taps; one in garage and one at the rear of the home.
- Lots graded and sodded.
- *Unilock Windermere* paver driveway and walkway to front porch.

INTERIOR

- Colonial 800 series interior doors complete with *Schlage* hardware.
- Colonial style trim throughout with 3" casing and 5" baseboard.
- Flat archways trimmed per applicable plans.
- All ceilings to be smooth.
- *Majestic Mercury 32"* gas fireplace.
- Stained finish oak stairs main floor to basement per plan.
- Stained oak handrail and Newel post with metal spindles (where applicable).
- Central vac rough-in with 2 outlets.

FRAMING & INSULATION

- Structural engineered truss roof system.
- Exterior walls 2" X 6" wood frame construction with R22 insulation.
- Structural engineered wood floor joists with sub-floor glued and screwed.
- Exterior walls 7/16" aspenite wall sheathing wrapped in weatherproof *Tyvek*.
- 9-foot ceilings on main floor.
- R60 insulation blown in attic.

FLOORING

- 12" x 24" floor tile on main floor per plan. Purchaser to choose from builder's samples.
- ¾" engineered wide plank hardwood per plan.

LUXURY KITCHEN

- Custom kitchen cabinetry, soft close, painted doors. Crown mould valance.
- Private appointment with *Bice Builders* designer to help plan your gourmet kitchen.
- Quartz countertops on kitchen and island selected from builder's samples.
- *Kindred* double compartment under-mount sink and *Delta Trinsic* chrome kitchen faucet with pull down spray.

BATHROOMS

- Laminate vanities with soft close doors; sizes per plan.
- Quartz countertops on vanities selected from builder's samples.
- Tiled shower in master ensuite with *Schluter* system preformed base, square drain, *Kerdi* waterproofing membrane. 12" x 24" wall tile and 2" x 2" shower floor mosaic.
- Frameless shower enclosure with clear tempered glass and chrome hardware.
- *Delta Trinsic* 3-temp control valve; slide bar with hand shower and rain shower head in master ensuite.
- *Cantrio* white rectangular under-mount sinks throughout with *Delta Trinsic* chrome single handle high arc faucets.
- Exhaust fans installed in all bathrooms.
- Privacy locks on all bathroom doors.
- White plumbing fixtures throughout.

LAUNDRY

- Single laundry sink with faucet where applicable per plan.
- Hot and cold water supply with a separate drain for washing machine.
- Heavy duty (220 volt) electrical outlet for clothes dryer and a dedicated (110 volt) electrical outlet for washer.
- Exterior venting for clothes dryer.

PAINTING

- Choice of two paint colors for all interior walls, including garage.
- All interior doors and trim to be painted white.
- Stained stairs; treads, risers, stringers and handrail to complement hardwood floor choice (stain will not be exact match to hardwood floor).

ELECTRICAL & MECHANICAL

- 100-amp circuit breaker panel.
- \$1500 light fixture allowance for interior and exterior lighting.
- Fifteen (15) LED pot lights.
- Ceiling fixtures provided in all finished rooms.
- White *Decora* style light switches and plugs throughout finished areas of home.
- Electric door chime at front entry door.
- Interconnected smoke and carbon monoxide detectors installed per code.
- Two exterior weatherproof electrical G.F.I. outlets; one at rear and one at front.
- *Carrier* high-efficiency forced air natural gas furnace with electronic ignition, power vented to exterior.
- *Venmar* HRV.
- *Carrier* central air conditioning unit.
- Enercare water heater rental.

ROUGH-INS

- Rough-in for future 3-piece bathroom in basement (waste and vent line only).
- Rough-in for central vacuum provided on main floor with piping extended into basement.
- Rough-in for three (3) RG6 cable TV outlets.
- Studded exterior walls in basement.

WARRANTY



Bice Builders warranty is backed by the *Tarion* Warranty Program's "Excellent Service Rating" and includes the following:

- 1-year – materials and workmanship.
- 2-year – plumbing, heating and electrical systems and building envelope.
- 7-year – major structural.

Date: 05/14/19