



INCLUDED FEATURES


Schottenstein
Homes

The Advantage Collection

KITCHEN

- Moen lever handle with side spray chrome faucet
- Large usable island with overhang/eating bar per design
- Aristokraft® cabinetry in kitchen and baths in choice of designer finishes
- Staggered 36" and 42" tall cabinets (per plan)
- WilsonArt® and Formica® laminate counter tops with choice of colors
- 4" high side and end splashes on all countertops
- Armstrong resilient floors
- GE 5-level Dishwasher with HotStart™ option
- Ductless rangehood with lights and air filter
- GE Self clean slide-in 30" electric range
- 8" deep two bowl stainless steel kitchen sink
- Insinkorator® ½ HP garbage disposal
- Spacious pantry for storage (per plan)



Large, functional kitchen



STRUCTURAL ELEMENTS

- Poured 8" thick concrete basement walls with decorative pattern 8' tall
- Positive grade sloped away from foundation to ensure proper drainage of surface water
- Solid OSB exterior with 7/16" wall and roof sheathing
- Louisiana Pacific professionally engineered 11 7/8" tall floor joists
- 3/4" OSB subfloor with joists spaced at 19.2" on center
- Engineered roof trusses spaced 24" on center
- Engineered wall studs provide superior interior and exterior wall appearance
- Support beams designed by Structural Engineer for increased support and durability
- Attic ventilation system featuring continuous-ridge roof vents and soffit ventilation
- Added wood blocking at all interior corners for better drywall appearance
- Added wood blocking at all windows for easier installation of window treatments



Poured Wall

MECHANICAL SYSTEMS

- Bryant® 96% high efficiency gas furnace
- 16 seer air conditioner with Puron and matched coil
- Bryant® digital thermostat
- Square D 150 amp electrical panel
- 52 gallon energy efficient electric hot water tank
- Uponor piping with color coded pipes
- 220 volt Leviton outlets for kitchen range & dryer
- Clothes dryer vented to exterior
- Smoke detectors with battery backup on every floor and every bedroom
- Carbon monoxide detector on first floor

- Adjustable dampers on all heat runs for balanced comfort
- Shut off valves located at all sinks and commodes
- GFI outlets in baths, kitchen, garage, exterior, and basement
- Included garage door opener for two-car garage, prewired for 3rd car garage door opener
- Three telephone outlets featuring state of the art CAT5 wiring (choice of location)
- Two RG-6 cable outlets (choice of location)
- Remote exterior meters for all public utilities
- All public utilities installed underground (no overhead wires) for safety and improved community appearance.



Support beams designed by Structural Engineer for increased support and durability



Spacious 9' first floor ceilings



Personal designer to assist with your interior and exterior product and color selections

INTERIOR

- Spacious 9' first floor ceilings (per plan)
- Elegantly painted interior wood work and doors with oversized 4 1/4" colonial baseboard trim and 3 1/4" decorative casing
- Stylish 2 panel Masonite doors
- Generous laundry room (per plan)
- Schlage satin nickel interior door hardware with privacy locks on all bedroom and bathroom doors
- Choice of select interior wall colors
- Shaw Home Foundation carpeting with 7/16" 5 lb. pad
- Armstrong resilient floors in kitchens, baths, and laundry
- Designer light fixtures by Maxim
- Three hinges on all interior and exterior doors for trouble free operation
- Custom knock down ceilings
- Ventilated wire shelving systems in closets, laundry room, and pantry (per plan)
- Cement board around tubs and showers
- Striking custom detailed arches and header trim (per plan)



Custom bath options available

BATHS

- Mansfield Alto 25" pedestal sink in Powder Room
- 35" tall cabinets in Owner's bath for added comfort (per plan)
- Moen® Chateau double lever faucets
- Elongated Mansfield water conserving toilets
- Armstrong resilient floors
- Energy Star variable speed fan in hall bath for constant circulation and air quality
- Exhaust fans in all non-Owner's suite bathrooms vented to exterior
- Hall baths include 30" tall cabinets
- Stylish brushed nickel lighting
- Full size plate glass mirrors in Owner's bath and Powder Room
- Sterling/Vikrell Tub/Shower unit included in second floor hall baths





Architecturally distinctive home exteriors

EXTERIOR

- Architecturally distinctive home exteriors provide for inviting streetscapes
- DuPont Tyvek™ housewrap and flashing system with StraightFlash™ to provide a protective barrier to combat moisture and air infiltration
- Guaranteed 30 year shingle for durability and curb appeal
- Felt paper installed under all roof shingles
- Galvanized valley flashing to prevent roof leaks

- Continuous aluminum gutters and downspouts with maintenance-free finish
- Capitol 3500 Series low-maintenance white vinyl windows with tilt-in sash, screens, and low-e glass
- Visually appealing window and door header trim
- Glass block basement windows
- Professionally designed and generous landscape package
- 16' wide asphalt driveway with 6" thick concrete apron
- Therma-Tru durable and energy efficient 2 panel fiberglass front door
- High quality, low maintenance vinyl siding
- Dead Bolt lock on front door
- Decorative mullions between the glass on front elevation windows
- Maintenance free vinyl ventilated soffit
- Decorative ridge vent
- 4" black house numbers installed
- Concrete public sidewalks (subject to community requirements)
- Wayne Dalton® Sonoma insulated garage door

Photo credit: Flickr



DuPont Tyvek™ housewrap and flashing system with StraightFlash™ to provide a protective barrier to combat moisture and air infiltration

HOME BUYER CARE

- Design coordinator to assist with your interior and exterior product and color selections
- Home Buyer/Builder pre-construction conference to review your building process
- Regular quality control inspections during construction
- Quality assurance walk-through by Schottenstein Homes before closing

- Homeowner orientation with your builder to demonstrate the operation and maintenance requirements of your new home
- 1 year minimum warranty on all mechanical systems
- 45 day Homeowner service meeting and one year optional drywall touch up
- Personal hardhat for visiting your homesite during construction
- 30 year transferable structural warranty as defined in Schottenstein Homes Owner's manual
- Extensive manufacturers warranties on components and materials
- Extended service hours during the week and on weekends



Peace of Mind

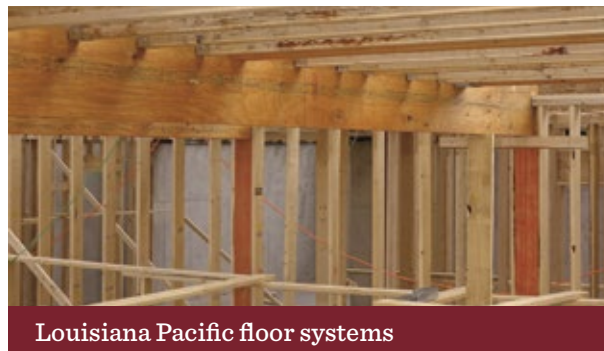
ENVIRONMENTAL

- Energy Star Rated
Energy Star is the government-backed symbol for energy efficiency. It identifies new homes and over 30 types of products that are energy efficient without sacrificing the features, quality, and personal comfort that today's consumers expect. The Energy Star label on a new home means that it is significantly more efficient. This means lower utility bills for you.
- KCMA Environmental Stewardship Program certified cabinetry
- Low-e glass Capitol 3500 series windows for energy efficiency and UV protection
- Energy Star rated Bryant heating and cooling system
- DuPont Tyvek™ housewrap reduces air and water infiltration for increased energy efficiency
- R-15 total insulation value in exterior sidewalls
- R-30 to R- 49 insulation value in attic above living space
- GFI protected electrical outlets located at front and rear doors
- 1 frost-proof exterior hose bibb
- Community-specific mailbox with house numbers

- Tuff-n-Dri waterproofing system with 30-year transferable warranty against water intrusion (basement option only)
- R-5 insulation board on exterior basement walls for foundation drainage and insulation (basement option only)
- Silt filtering Drainstar™ on exterior perimeter and 4" perforated drain pipe inside foundation to channel collected water to sump pump (basement option only)
- Sump pump for foundation water management (basement option only)

ADDITIONAL BENEFITS

- Building Industry Association registered builder
- Owner's title insurance for assured free title
- All City, County and Municipal code inspections
- FHA or VA inspections (as required)



GUARANTEED 30 YEAR STRUCTURAL WARRANTY

Schottenstein
Homes



Some features are not included in every community.

Please ask your new home consultant for details.

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