

# KINGS RUN

## INCLUDED HOME FEATURES

**SCARMAZZI  
HOMES**

### WALLS, CEILINGS & WINDOWS

- 2x6 exterior wall construction
- 9' ceiling height throughout basement & main floor
- 3 1/4" baseboard throughout with 2 1/4" door casings
- Windowsills with stool and apron detail
- Two-tone Sherwin Williams Alabaster paint package with flat finish walls and extra white finish trim
- Low E insulated single-hung windows with screens
- Finished basement recreation room
- Three-bedroom layout on the 2nd floor

### FIXTURES & LIGHTING

- Progress Lighting fixtures
- LED lighting provided in kitchen, hallways, showers, and owner's closet
- Delta plumbing fixtures in chrome
- Kwikset door hardware in brushed nickel or matte black

### KITCHEN

- Stainless steel appliances
- Aristokraft kitchen cabinets available in a variety of stains
- 42 inch upper kitchen cabinets
- Whirlpool Gold dishwasher and electric range with hood vent
- Granite countertop
- Stainless steel kitchen sink
- 1/3 horsepower garbage disposal

### BATHROOM

- White Cultured Marble bathroom countertops with raised height vanities
- Gerber elongated, comfort height toilets with soft close seats
- Four-piece fiberglass shower with sliding glass door in owner's bath
- Four-piece fiberglass tub/shower in guest bath

### FLOORING

- Mohawk vinyl flooring in foyer, kitchen, dining room, bathrooms, and laundry room
- Mohawk carpet in living room and bedrooms

### EXTERIOR & GROUNDS

- Upgraded entry door with glass
- Upgraded garage door with glass
- Landscape package with seeded yard
- Asphalt driveway and concrete sidewalks
- GAF 50 year architectural shingles
- Hose bibbs at rear exterior and garage interior
- Weather protected electrical outlets

### GARAGE, MECHANICAL & ELECTRICAL

- Garage door windows
- Garage floor drain
- Garage door opener with keypad and 2 remotes
- 50 gallon electric hot water tank
- Lennox 94% high efficiency gas furnace
- Continuous running whisper quiet fresh air system
- Electric washer and dryer connections
- 4 total cable & phone jacks per home

### PEACE OF MIND

- Hardwired smoke and carbon monoxide detectors with battery backup
- Premium house wrap to reduce air infiltration and heat loss
- 1 year limited warranty on all workmanship and materials
- 2 year mechanical distribution system
- 10 year limited structural warranty
- 3rd party quality inspection

\*The above standard home features are not noted as selections as they are not upgraded options. Scarmazzi Homes reserves the right to change standard home features without prior notice. Should an above item not be available, Scarmazzi Homes reserves the right to substitute at equal or superior quality to not delay home construction. Please see your New Home Consultant with any questions.

STANDARD HOME FEATURES (FORM DATE 11/19/2025)