



SIMONINI GROUP

Neighborhood Features

- Exclusive Seven Eagles Gated Neighborhood
- Convenient to Southpark, Quail Corners, and Park Rd Shopping Center
- 12 minutes to downtown Charlotte

Master Bedroom/Bathroom

- Owner's suite with private bath and dual sinks
- Coffered ceiling
- Easy walkthrough to laundry room through master closet
- His and her walk in closets with custom shelving
- Heated Marble flooring in owner's bath
- Full marbled shower surround with dual entry frameless glass
- Rohl fixtures and accessories in polished nickel and chrome

Interior Features

- Plan features an abundance of open space and natural lighting
- 10 foot ceiling on main with 8 foot doors
- Specialty hardwood flooring throughout first floor
- 1 3/4" 3 panel-molded interior doors
- Polished nickel cabinet hardware throughout
- Crystal knobbed door hardware
- Extensive premium moldings on all trim, window, and door casings
- \$30/yard carpet allowance installed
- Custom premium lighting throughout
- Numerous recessed cans throughout entire home
- Low VOC flat acrylic wall paint colors
- (3) Ribbon Flamed fireplaces
- (1) Wood burning fireplace on patio with log starter
- (6) Phone and (7) cable jacks
- Pre wire high end A/V & HDMI package
- Rough in for central vacuum

Structural/Exterior Features

- Monier clay life tile roof in "barrel style"
- Chestnut bronze metal clad low-E windows
- Crawlspace foundation
- Two-car side entry garage
- 4 sided stucco exterior per plan

Energy Features

- Carrier 14 SEER gas furnace and central air conditioning with Honeywell digital thermostat
- Homeguard LP Plus house wrap on exterior for air/water resistance
- R-13 exterior wall insulation and R-30 insulation value in ceilings
- Air Seal package
- Sound interior walls with R-13 on all baths, laundry and master to living area walls
- Sealed interior vapor and air barrier to reduce air infiltration

Gourmet Kitchen

- Thermador appliance package including 48" dual fuel range, microwave, dishwasher, and French door fridge in Stainless Steel
- Scotsman 15" icemaker and U-Line 24" wine cooler
- Custom Designer 42" "white shaker" style including dovetail drawers, metal glides with soft-close drawers and door hinges
- Insinkerator disposal and instant hot water dispenser
- Recessed can lighting
- Recessed ice maker water line for fridge hookup
- Quartzite countertops
- Rohl apron front specialty sink

Bath Features

- Mirabelle two piece elongated water saver toilets throughout
- Pfister polished chrome bath fixtures in secondary baths
- Rinnai tankless water heater
- Caesarstone countertops
- Custom tile
- Recessed can light / bath fan in all interior baths
- Custom vanity sink with furniture style cabinets in powder room
- Frameless tile shower in all baths
- PEX corrosion resistant, quiet plumbing system throughout

Protection Plan

- Homeowner's Limited Warranty Program
- Workmanship and Materials for 1 year
- Mechanical Systems for 2 years
- Structural Integrity for 10 years

Features, options, designs, materials, and dimensions are subject to change at any time without notice.