



INCLUDED FEATURES IN CARRIAGE HOMES

Interior

- Smooth ceilings throughout heated areas
- Trey or box ceiling in some plans
- 9-foot ceilings in all other areas
- Two piece crown in foyer and dining room
- One piece crown in kitchen, most great rooms and owner's suite
- Pre-finished hardwood floors in foyer and dining room
- Staircase with oak treads and wooden pickets
- Carpet with 8 lb. pad in all other heated areas (Sovereign homes standard)
- Direct vent gas fireplace with decorative mantle
- Granite surround on fireplace
- Custom TV niche in some great rooms above fireplace (per plan)
- Designer wood cabinets in kitchen (Maple standard)
- Uba tuba granite countertop in kitchen (Sovereign homes standard)
- Designer wood cabinets in laundry room (Maple standard)
- Stacked front load GE washer and dryer in laundry room
- Solid surface countertop in laundry room
- Utility sink in laundry room
- Super slide closet wire shelving

General

- Gas heat with zone dampers
- 50 gallon hot water heater
- Monitored security system
- Lakeport approved mailbox

Kitchen

- GE stainless steel dishwasher
- GE cook top with stainless steel self cleaning oven
- GE stainless steel microwave range hood
- ½ h.p. disposal

Baths

- Ceramic tile floor in kitchen, all bathrooms and laundry room
- Low maintenance acrylic tub and shower in guest bathrooms
- Cultured marble soaking tub in owner's bathroom
- White cultured marble shower surround in owner's bathroom
- Uba tuba granite vanity top in owner's bathroom (Sovereign homes standard)
- White elongated toilets
- Clear glass shower door with brushed chrome finish in owner's bathroom
- Designer wood cabinets in guest bathrooms (Maple standard)
- Delta brushed chrome faucets in all bathrooms
- White cultured marble vanity top in guest bathrooms

Energy

- Ceiling – R-30
- Exterior walls – R-13
- Some bathroom areas – R-11

EXTERIOR

- Landscaped front yard with sod, shrubs, street tree and sprinkler system
- Backyard with sod, base shrubs and sprinkler system
- Brick, stone and Hardiplank exterior with shutters or stucco detail
- Covered front porch with pavers
- 30 year architectural shingles
- Decorative Fiberglass front door (per plan)
- Low maintenance, single hung insulated windows
- Double car garage with openers
- Screened porch with concrete floor Wood privacy fence