



BILTMORE CO.

Biltmore... Built Better!

STANDARD AMENITIES

WINDSONG

Exterior & Structure

- 2 x 6 exterior living walls
- 2 x 4 garage wa
- Conditioned crawlspace
- Hardie board siding
- Cultured stone accents
- Full tan vinyl fencing and one gate
- Landscaping: full sod and sprinklers front and back. 2- 2" caliper front trees: 1 deciduous and 1 evergreen; and 1 deciduous in the back. 10- 1-2 gallon and 5- 5-gallon plants and bushes.
- Gutters over door openings and concrete areas including porches and patios
- Vinyl energy efficient windows
- GAF lifetime architectural asphalt shingles
- Spacious rear covered patio
- 2 exterior hose bibs
- Photo cell exterior lights

Energy Efficiency

- R-21 exterior walls
- R-38 blown in roof insulation
- R-19 insulated foundation walls
- Power ventilated conditioned crawl space
- Energy efficient sealed ductwork
- Energy efficient air conditioning and furnace
- Amarr brand insulated steel garage doors with one keyless entry and one garage door opener
- 95% energy efficient Trane gas furnace
- Dual zoned furnace and A/C in 2 story models
- Honeywell programmable thermostat
- 56" Progress ceiling fans in Master bedroom and great room
- LED light bulbs throughout
- 50-gallon gas hot water heater

Interior Features

- 9' ceilings on the main floor
- Stained knotty alder island and painted perimeter cabinets in kitchen
- Stained knotty alder cabinets in bathrooms
- Hand textured finish on walls
- Wood wrap windows in main living areas and Master bedroom
- 6" baseboards inside of home
- Soft close cabinet drawers throughout
- 3 cm quartz slab counters in kitchen and all bathrooms
- Under mounted sinks in all bathrooms
- Single bowl, undermount, 16-gauge stainless steel kitchen sink
- Luxury vinyl plank waterproof flooring in entry, dining, pantry, kitchen and laundry
- Full height tile backsplash in kitchen
- Full tile master shower
- Tile floor in Master bathroom
- 6" backsplash in bathrooms
- Laminate counters in laundry and pantry
- Upgraded Shaw carpet with 8-pound pad
- Whirlpool 3-piece stainless steel appliance package
- Smart panel located inside of home
- TV & Internet jacks located in Great room, master bedroom and bonus room

Garage

- 3 car garage with insulated steel garage doors
- Keyless entry pad with 2 remotes
- 1 Lift Master garage door opener
- Painted garage walls



THE MIKE BROWN GROUP
FOSTERING CLIENTS FOR LIFE



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