

FAIRFAX MANOR ESTATES

Included Features for Contemporary Series

Interior Features

- 4 Bedrooms with 4.5 Baths
- 10' Ceilings on the First Floor (per plan)
- 9' Basement Walls
- Finished Lower Level Recreation Room & Full Bath
- Grand Two-Story Foyer
- One Panel Interior Doors (8' Tall on First Floor w/ 10' Ceilings)
- Black Handle Door Hardware
- Decorator Black Light Fixtures and Recessed Lighting in Kitchen and Halls
- Hardwood Flooring on the Main Level, Upper Hallway, and Owner's Suite
- Ceramic Tile Flooring in the Laundry Room
- Wall-to-Wall Carpet and Padding Throughout the Rest of Home
- Oak Main Stairs with Oak Railing and Black Metal Balusters
- Walk-In Closets in Owner's Suite
- Coffered Ceilings in the Owner's Suite
- Coffered Ceilings in Owner's Bathroom (per plan)
- Gas Fireplace in Family Room
- Structured Wiring Package with Four Advanced Media Outlets
- Humidifier
- Single-Tone Interior Paint
- Ceiling Fan Pre-Wire in Great Room and Owner's Suite
- Wood Composite Shelving in Pantries and Closets
- Decora Light Switches and Outlets

Exterior Features

- Three Car Side Entry Garage
- Painted Brick Front and Brick Watertable Sides (per plan)
- Flagstone Stoop, Steps, and Lead Walk
- Hardi Plank Woodgrain Beaded Lap Siding / Hardi Shingle (per elevations)
- Black windows
- Painted Brick Driveway Entrance Pier with Coach Lamp
- Asphalt Driveway
- Professionally Sodded and/or Hydro-Seeded Yard
- Front and Rear Water Spigots
- Front and Rear Waterproof Exterior Electrical Outlets
- 8' Tall Fiberglass Front Door
- Raised Panel Insulated Steel Garage Entry Door with Remote Openers and Exterior Keypad
- Door Chime
- Pre-Finished Black, Seamless Aluminum Gutters and Downspouts
- 30-Year Fiberglass Architectural Shingles
- Black Textured Coach Lamps (per plan)
- Finished Garage with Drywall, Paint, and Window Trim

Kitchen Features

- 42" Kitchen Wall Cabinets
- GE Café Stainless Steel Appliances
 - 28 cu. ft. Side By Side Refrigerator
 - 30" Built-In Double Wall Ovens
 - Built-In Dishwasher
 - 36" Five Burner Cooktop
 - Space saver Microwave
- Granite Kitchen Countertops
- Undermount Stainless Steel Double Bowl Sink with Black Kohler Faucet
- Waste Disposer
- Walk-In Pantry

Bathroom Features

- Granite Countertops in Owner's Bath
- 12x12 Ceramic Floor Tile with 8x10 Ceramic Wall Tile in Owner's Bath
- Oversized Soaking Tub and Separate Shower with Seat in Owner's Bath
- His and Hers 36" Tall Vanities in the Owner's Bath
- 12x12 Ceramic Tile Floors in All Secondary Baths
- Cultured Marble Vanity Tops in All Secondary Baths
- Black Faucets and Accessories in All Secondary Baths
- Medicine Cabinets in All Full Baths
- Kohler Faucets and Water Controls in All Baths
- Pedestal Sink with Decorator Mirror in Powder Room
- Elongated Toilets in All Baths

Superior Energy Saving and Special Features

- House wrap Infiltration Barrier
- High-Efficiency Gas Heating on the First Floor/Basement
- 14 SEER Heat Pump for Second Floor Heating
- 14 SEER Central Electric Air Conditioning at Both Zones
- High Efficiency, 75-Gallon Quick Recovery Gas Hot Water Heater
- Insulated Low-E Glass Windows and Screens
- R-38 Attic Insulation
- R-15 Exterior Wall Insulation
- R-10 Basement Wall Insulation
- R-38 Floor Insulation Over Unheated Areas
- Thermal Envelope Sealing
- Series-Wired Electric Smoke Detectors on Each Level and in Each Bedroom with Battery Back-Up
- Carbon Monoxide Detectors on All Finished Levels
- Programmable Thermostat on Main Level

Warranty and Inspection Features

- Homebuilder Warranty
- Pre-Drywall Inspection
- Pre-Settlement Orientation/Inspection
- Home Energy Efficiency Rating Inspection