

Design Features



ENCLAVE AT MEADOW RUN *Craftsman Series*

QUALITY CONSTRUCTION

- 10-year foundation and structural warranty
- 1-year overall construction defect and 2-year major mechanical warranty
- To protect against invading pests and prevent termite infestation, Pacesetter Homes includes Taexx® built-in pest control “Tubes in the Wall” system and Boracare termite application to frame material
- PEX plumbing system with 25-year limited warranty
- Engineered post tension foundation with pre-pour inspection performed by independent foundation engineer and stress verification after placement
- Garages are finished with tape and 2 beds, trim and painted
- Engineered Anthony® Power Joist® floor system on two story homes
- ¾” OSB tongue and groove sub-flooring fastened with Paslode tetraGrip™ fasteners for superior squeak resistance on two story homes
- On site framing based on independent engineered frame design utilizing advanced framing techniques
- Multiple “in-line” stage inspections for quality assurance are made throughout the building process with a quality inspection performed by independent third party

INTERIOR DETAILS

- Unique architectural designs and details that are flexible to meet your lifestyle
- Personalize your new home with an interior finish selection program developed by a professional interior design consultant (based on stage of construction)
- PPG paint in a **choice** of (3) interior wall colors to personalize your new home
- **Choice** of (4) interior doors styles for a unique and stylish look
- Elegant 5-1/4” baseboards on the first floor
- Splatter-drag textured walls and ceilings in living area with 3/8” “cobra” round drywall corners (excluding windows, closets, garage and 45° corners) at for added style
- 7.1 surround sound pre-wire in Media (per plan) for an increased audio experience
- Stylish Decora/rocker light switches in **choice** of (2) colors
- Flexible lighting fixture program with **choice** of options to personalize your new home

INTERIOR DETAILS CONT'D

- Ceiling fans located in the Family Room, Master Bedroom, and Game Room (per plan) in Brushed Nickel finish
- Security system prewire, (3) keypad, (3) exterior doors, motion sensor, glass break at rear door and siren
- Tech Ready structured wiring package includes 30” central panel with electrical plug, 2 ITV locations (using CAT5e/RG6 wiring), 1 CAT5e phone outlet, HD antenna prewire, dual wiring to Demarc
- Smart home technology with (1) Brilliant single control switch, ring video doorbell, Wi-Fi connectivity to thermostat
- **Choice** of (3) stair handrail baluster patterns
- Interior door hardware in satin nickel finish
- Flooring consists of Group 1 floor tile in entry, kitchen, utility, and baths with solution dyed carpet that is stain and fade resistant in the remainder of the home

STYLISH KITCHEN

- Stylish professionally finished poplar kitchen cabinets with **choice** of (5) door styles and (3) finish colors
- Cabinets include 36” upper cabinets with adjustable shelves, cove style crown moulding, full extension drawer guides and staggered cabinet height above range/cooktop
- **Choice** of 3CM granite or 2CM upgrade color level granite/dolomite countertops with (4) edge styles
- **Choice** of (2) under mount sink selections styles
- GE stainless steel appliances including a dishwasher w/Dry Boost™, steam and sanitize options, water leak sensor, and hard food disposer; a 30” 4-burner gas range w/power boil burner, precise simmer burner, dishwasher-safe grates, and a 5.0 cu. ft. oven w/self-clean function; and a 1.6 cu. ft. 1000-watt microwave w/ convenience cooking controls, auto and time defrost, turntable on/off function, and integral vent hood
- Group 1 floor tile backsplash with variety of sizes, textures, finishes and colors
- Floor tile in **choice** of sizes, textures, finishes and colors
- Moen Integra integral pull out kitchen faucet
- Ice maker line at refrigerator location
- Garbage disposal
- LED recessed ceiling style kitchen lighting

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LUXURIOUS BATHS

- Engineered marble countertops with under mount sinks in Master Bath
- Group 1 floor tile at Master Bath shower walls available in multiple sizes, textures, finishes and colors
- Oversized shower in Master Bath
- 42" tall mirror in Master Bath
- ¼" Semi-frameless shower in Master Bath
- Pedestal sink in Powder Bath (per plan)
- 34" full height vanity cabinets with full extension drawer guides (per plan) for added comfort and additional storage
- 36" tall mirror with beveled edge in Powder Bath
- **Choice** of (4) vanity fixture styles in Master Bathroom and Powder to personalize to your interior design style
- Quiet bath exhaust fans vented to exterior to remove humidity and enhance comfort
- Engineered marble countertops in secondary baths with large oval sinks
- White elongated commodes in all baths
- Floor tile in choice of multiple sizes, textures, finishes and colors

EXTERIOR DETAILS

- Dimensional roof shingles for additional curb appeal and longer limited lifetime manufacturer's warranty
- **Choice** of clear or obscure glass windows in bathrooms (per plan)
- **Choice** of exterior selection packages with various color selections created by professional designer for well-coordinated, elegant finish
- American made clay fired brick
- **Choice** of (6) non-insulated cedar garage door styles with accent spear straps and handle
- Garage door opener with two remotes
- **Choice** of (4) low maintenance fiberglass front door styles with (2) difference styles of door handle sets to personalize the exterior of your new home
- (2) frost proof hose bibs
- 6' cedar board to board pre-stained fence with steel posts
- Fully sodded yard and landscape package
- Programmable irrigation system with rain/freeze sensor for sod and landscape
- Gutters and downspouts at front elevation (per plan)

ENERGY SAVINGS

- Lennox 16 SEER rated air condition system performance and 80% A.F.U.E. gas furnace for added comfort and lower utility cost
- Honeywell VisionPRO programmable Tech Ready Wi-Fi thermostat with smart phone app connectivity
- Ductwork sealed with mastic
- Fresh air intake to improve indoor air quality
- Foam gasket seal placed between foundation and exterior wall framing and rim gasket at top plate to reduce outside air infiltration into home for better energy performance
- Bottom tilt sash vinyl windows with Low-E, argon gas filled double pane glass for higher energy efficient performance in a **choice** of colors
- High efficiency 50-gallon natural gas water heater
- Independent third party conducted blower door and duct blaster test to confirm air infiltration meets or exceeds minimum requirement
- Radiant barrier roof decking to inhibit thermal radiation
- R-13 batts in 2X4 walls, R-19 batts in 2X6 walls, R-22 batts in sloped ceilings and R-38 blown insulation in attic
- Water efficient plumbing fixtures
- Combination of CFL and LED lighting bulbs
- Two stage polyseal foam program decreases air infiltration for higher insulation performance. Initial stage occurs at frame stage to seal gaps and mechanical penetrations prior to drywall placement. The second stage is installed after drywall to seal around mechanical boxes.