



The Cottages at Daves Creek

Included Features

In addition to the abundant features included in all Fidelis Signature Homes, our Cottages at Dave's Creek residents will enjoy a sense of community and beauty with professionally designed and landscaped common areas featuring lovely parks, maintenance-free private and shared outdoor living areas, and membership to Creekstone's luxury clubhouse, adult and family swimming pools, lighted tennis courts and well-equipped fitness center.

Interior Details

- Vaulted and/or ten foot ceilings on the Main Level (per plan)
- Nine foot ceilings on the second level and terrace level (per plan)
- Hardwood floors² throughout the Main Level (except bedrooms)
- Custom designed fireplace and mantel with your choice of brick, stone or tile; 42" firebox and convenient gas log lighter
- Generous trim package including 8" base, 6" crown and 4" door casings in Main Areas with special millwork and trim features (per plan)
- Open rail stairways with full wood treads and landings, and choice of pickets (main to second floor)
- Classic or craftsman style, smooth paneled interior doors with choice of dark and light paint colors; Solid Core 8' doors on the Main Level
- Choice of Antique Pewter and Oil Rubbed Bronze "egg" knob door hardware
- Stain resistant carpeting² with re-bond pad
- Tiled¹ laundry room
- Custom 36" wall cabinets in laundry room
- Recessed down lights and accent lights included (per plan)
- Ceiling fans pre-wired in Great Room, Master and Secondary Bedrooms
- Personalized Lighting Package with \$3000 Allowance
- Smoke detectors on every floor
- Ventilated vinyl clad shelving in bedroom and pantry closets; double hung one wall of Master Closets
- Structured Wiring package for Data/CATV/Telephone
- Security System pre-wire installed (per plan)
- ARC Fault Breaker per Bedroom

Kitchen

- Fine custom cabinetry in several wood species, door styles and finishes, featuring 42" wall cabinets, full depth refrigerator cabinets, and paneled cabinet ends and backs
- Recessed can lighting (per plan) and pre-wiring for under cabinet lighting
- Generous choice of granite counter tops¹ and tiled backsplashes³
- Professional style stainless appliance packages from Whirlpool and/or KitchenAid, including:
 - 30" double or single wall oven, black on stainless (per plan), or 30" Architect Series 4 burner gas range in stainless (per plan)
 - Built-in microwave
 - 36" commercial style five burner gas cook top with cast Iron grates
 - 36" stainless steel wall chimney hood
 - Tall tub black on stainless Energy Star Qualified dishwasher
- Choice of Stainless Steel or Cast Iron under mount kitchen sink with high arc pull-out or separate spray faucet by Moen in Chrome, Stainless or Oil Rubbed Bronze
- 1/3 HP garbage disposal and refrigerator ice maker line

Master Bath and Powder Bath

- Generous trim package matching Main Level trim
- Raised rim acrylic soaking tub with separate glass-enclosed tiled shower with built in shampoo niche
- Tiled floors², shower and tub deck in Master²; Wood floors² in Powder
- Moen 8" spread Brushed Nickel, Oil Rubbed Bronze or Chrome Faucet Sets
- Fine custom cabinetry with Master Bath His and Her under mount sinks in white or biscuit, and choice of Granite/Marble¹ counter tops, or Kohler pedestal sink (per plan); framed mirror over vanity or pedestal included; furniture style powder vanity base
- Elongated bowl toilets in white

All information is believed to be accurate, but not warranted. Subject to errors, omissions, changes and withdrawals without notice. Per Plan: Features and details will vary per home plan and as-built conditions.

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Included Features (continued)

Secondary Baths

- Vanity cabinets with cultured marble¹ counter tops and integral sink, with Moen 4" spread faucets in Chrome
- Porcelain coated steel tub with tiled shower walls and floors¹
- Elongated bowl toilets in white

Exterior Details

- Charming English and Craftsman inspired cottage design offered with a choice of elevations in Brick, Stone, Shake, and "Hardi-Plank" Siding (per plan); Many elevations include accent details found only in more custom homes
- Two car garages with carriage-style doors; side entry available on several sites; garage door openers included
- 8' tall solid wood entry doors (per plan) with Antique Nickel or Oil Rubbed Bronze entry set hardware
- Quality double hung SDL windows with customized window mutton patterns coordinated to the style of the home. Window screens included on sides and rear
- Deadbolts on all exterior doors
- Monier Lifetile cedar shake-style concrete roof tiles with a Lifetime, Transferable, Non-Prorated Warranty
- Seamless aluminum gutters and downspouts
- Custom designed concrete patio or pressure treated wood deck
- Two exterior water faucets
- Choice of exterior lighting purchased from the Lighting Allowance
- Two Weatherproof Electrical Outlets
- Professional Landscaping with Sod in Front, Side and Rear Yard (per plan)
- Decorative Cast Aluminum Mailbox
- Fully maintained lawn

Energy Efficient Features

- Insulation – R-38 in Attic and Garage Ceilings, R-19 in Vaulted Ceilings, R-13 in Walls, R-10 in Basement
- Low-E Wood Insulated Glass Windows
- High Efficiency 50 Gallon Natural Gas Water Heater
- 13 Seer Electric Central Air Conditioning
- Dual HVAC Systems with Two Programmable Thermostats for Maximum Climate Control Efficiency
- Energy Star dishwasher

Quality Builder

- HBW 2-10 Year, Insured & Transferable Warranty
- On-line account with HomeProfile Post Construction Management System
- Pre-Construction meeting and Pre-Sheetrock Site Walk with Builder
- New Home Orientation with Builder
- Personalized selections from Included and Optional Features
- Professional Interior Design Services

1. From Design Studio Level 1 Selections
2. From Design Studio Level 2 Selections
3. From Design Studio Level 3 Selections

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