

## STANDARD FEATURES

*The Estates at Saint Arnes* | Middletown, DE

### EXCLUSIVE COMMUNITY FEATURES

- Homesite size – up to 1/2 acre
- Full in ground basement (per plan)
- Fee Simple land ownership
- Street lamps
- Walking and biking friendly

### LC EDGE® CONSTRUCTION

- Pre-engineered roof truss w/ raised heels that provide additional insulation
- Pre-engineered flooring system
- 7/16" OSB exterior wall sheathing
- 7/16" OSB roof sheathing
- ¾" T&G "Edge Gold" OSB subfloors featuring tongue & groove for maximum noise cancellation
- 2"x 6" Exterior walls – Kiln dried stud at 16" on center – Advanced framing techniques for superior insulation
- Steel beam construction
- 30 Year guaranteed IKO architectural shingles installed with ice shield and drip edge
- Energy efficient ventilated roof system
- Perimeter foundation drainage system with sump pump
- Advanced water sealed basements (per plan)

### SOUND PLUMBING

- High efficiency Rinnai natural gas tankless hot water heater
- Two frost proof hose bibs
- PEX – Advanced manifold plumbing with individual hot and cold water lines include separate control valves for maximum efficient water distribution
- Waterline for icemaker

### ENERGY SAVING HVAC SYSTEM

- Automated Z-Wave thermostat
- 14 SEER central air conditioning
- Dryer vent rough-in
- Bath exhaust fans
- Natural gas high efficiency furnace

### PROMINENT ELECTRICAL FEATURES

- Large capacity 200 amp electrical service panel
- 5 Recessed lights in kitchen plus 1 over kitchen sink
- Any combination of (4) Cat-5 phone or RG-6 cable outlets
- 2 Weather proof exterior electrical outlets
- 1 Outlet in garage
- Hard wired smoke detectors with battery back up
- Exclusive outlet for dryer
- Pre-wired garage door ceiling outlet
- Energy saving CFL bulbs

### DISTINGUISHED INTERIOR FINISHES

- Basement wall insulation
- Energy efficient R-20 fiberglass batt insulation in 2"x 6" exterior walls.
- R-38 Blown in fiberglass ceiling insulation
- ½" Gypsum wall board
- Two coats of flat white paint
- Six panel Masonite doors
- 3 ¼" Feathered edge baseboard
- Mohawk stain resistant carpet
- 24" Chrome towel bar in Full Baths
- Clear glass shower door with chrome frame in owner's bath
- Ventilated wire closet shelving
- 9' First floor ceilings
- 8' Basement walls
- Hardwood foyer
- 2 1/4" Cased doors
- Colonial oak stair railings with white spindles and choice of stain color
- Kwikset brushed nickel door hardware
- Seagull brushed nickel lighting fixtures
- MI sliding glass doors with grids
- No wax vinyl floors
- Home automation and alarm system by Guardian (with signed agreement)
- Smooth finished ceilings

### MODERN KITCHEN AND BATH FINISHES

- 42" Upper wall Maple kitchen cabinets (choice of colors)
- Maple bath cabinets (choice of colors)
- Cultured marble vanity tops (cloud color)
- Double bowl stainless steel kitchen sink with chrome faucet
- Stainless steel GE Energy Star 30" self-cleaning electric smooth top range
- Stainless steel GE Energy Star 24" dishwasher
- Stainless steel microwave
- Granite kitchen counter tops with upgraded fauset
- Garbage disposal
- White pedestal sink in powder room
- All chrome hardware in bathrooms
- Vanity mirrors with recessed medicine cabinets in full bath
- Oval mirror in powder room
- Cabinet hardware in kitchen and baths
- Kitchen island with electrical outlet
- 6"x 6" white ceramic tile tub and shower surrounds
- 6"x 6" white ceramic tile platform in owner's bath
- Moen faucets – kitchen and bath – lifetime guaranteed Moen faucets in kitchen and bathrooms

### EXTRAORDINARY EXTERIOR FINISHES

- Energy efficient MI single hung double pane vinyl windows with ten year warranty. Low maintenance and constructed to diminish infrared and UV lights.
- Masonry Water Table
- Therma-Tru Colonial six panel insulated front door
- Concrete walkway from front door to driveway
- Dual stage asphalt driveway (base coat and top coat)
- Professional landscape package includes mulching and planting
- Sod front and side yards and seed rear yard
- Two car garage
- Seamless aluminum gutters and downspouts with splash blocks
- Maintenance free CertainTeed 6.5" beaded siding
- Architecturally unique dramatic exterior front elevations
- Vinyl shutters
- Illuminated door chime at front door
- Low maintenance porch posts and rails
- 4'x 4' Pressure treated landing with steps
- 4'x 4' Egress basement window
- Low maintenance soffits and fascia
- Kwikset exterior door locks
- 8 Ft. Carriage garage doors
- Black metal mailbox with black metal post

### LC HOMES EXPERIENCE

- LC Homes In-house Service Staff
- Pre-construction orientation
- Pre-drywall orientation
- Pre-settlement orientation
- 6 month quality check-up
- 1 Year LC Homes reassurance warranty
- 2 Year mechanical warranty
- 10 Year warranty on structure
- One stop shop mortgage financing w/Highlands Mortgage
- Termite protection application
- Manufacturer protection limited warranties

**LC Homes**

DELAWARE'S HOME BUILDER

LCHomesDE.com

\* Standard features are per plan, per code and subject to change without notice.  
Please contact sales representative for further details. Brokers Warmly Welcome.  
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