



**WE INCLUDE A TRULY  
UNIQUE COOKING  
EXPERIENCE AS PART  
OF EVERY HOME**



**EXTRAORDINARY  
DESIGN IS IN OUR  
DNA**



**SPA SHOWERS WITH  
DUAL HEADS**  
Yes that's included too



**DETAILS BEYOND  
YOUR EXPECTATION**

# INCLUDED FEATURES



## Your Stephen Alexander home is designed with you in mind

At Stephen Alexander Homes & Neighborhoods, we have always believed that a family's home should be unique a true reflection of their lifestyle. Our Design Consultant can show you how to build color schemes around your included interior finishes and materials and how to use interior lighting to accent your home's architecture.

You will be surprised at how many times we say "yes it's included"

# Exterior Design Features

## Create Unique Curb Appeal

- Warm richly appointed turn of the century Classical Architecture styles such as Colonial Revival, Arts & Crafts, Coastal Victorian
- Allura cement siding with synthetic trim and cornice details, finished with Sherwin Williams Durations exterior coating including a 3-2-lifetime warranty available in over 30 historic colors, synthetic bead board porch ceilings and soffits, Trex synthetic front porch decking for that old fashioned porch feel without the maintenance and composite porch railing that looks like wood but has a baked on enamel finish
- 30 year architectural shingles in a variety of colors, standing seam metal porch roofing is offered on porches or is included when a wrap around porch is added, main roof uses ridge vent for best ventilation and appearance, gutters are included (design based on plan)
- Fiberglass front door systems with no-rot jambs ensure long life, Doors style and size vary by plan
- Side loading insulated carriage house garage doors with decorative hardware, includes garage door opener with 2 remotes
- Exterior lighting by Progress lighting also includes recessed can lighting on front porches, one light per section of railing per plan
- Exterior outlets front and rear, additional outlets are available
- Professionally landscape tree and shrub package, includes sod in front yard to front corners of house. We also encourage our customers to work directly with our landscape architect on additional landscape or hardscape to allow the best value to the customer
- Driveway and walkway concrete included up to 20 yards, design varies per plan and lot condition

*“Color says a lot about who you are”*



# Interior Design Features Abound

- 10' ceilings downstairs and 9' ceilings upstairs with custom cathedral ceilings in master bedroom and bath as plan allows
- Knockdown finished drywall throughout with smooth finish drywall in kitchens, bathrooms and dining room. Drywall wrapped windows with trimmed window sill and apron trim detail (windows directly adjacent to built-ins will be cased as part of the built-in price additional cased windows are available, ask your sales representative for pricing)
- Smooth 2 panel interior doors with historic turn of the century trim, 1x4 legs and a 5/4x6 header this detail is also included on all openings leading from room to room, master bedroom and master bath entrance doors will also include glass transom above door
- A custom milled 7 1/4" crown molding is included in the foyer, gallery, library or office, dining room, kitchen, family room, breakfast room, keeping room, upper hallway and a special trim detail on the master bedroom cathedral ceiling (additional rooms of crown molding are available, ask your sales representative for pricing)
- Solid 2 1/4" or 3/8" engineered hardwood flooring is included in the foyer, gallery kitchen, breakfast room, keeping room, rear hall or foyer, dining room, library or office, mudroom and powder room (flooring layout per plan)
- Roadside pile carpet by Shaw with 6lb rebound pad in upper hallway and bedrooms carpet runner up steps with turn-of-the-century painted stair ends
- Stair detail includes turn-of-the-century box newel posts with stained caps and square pickets (Oak stained and finished wood steps are available, ask your sales representative for pricing)
- Schlage door hardware in brushed nickel, chrome, or oil rubbed bronze

- Custom wood shelving in master closets ventilated shelving in secondary closets



*“ Our homes live bigger than their size”*



## Interior Design Features continued

- Client's choice of nine included base wall colors in flat finish, low sheen finish in bathrooms and kitchens also includes white ceilings throughout, all trim is semi-gloss white (additional rooms of custom color are available, ask your sales representative for pricing)
- 3 hour on-site design consultation with our award winning interior designer. She will help you coordinate all of your selections and can be retained to go further helping you select new furniture and drapes or designing a whole new look for your new home

## Chef's Kitchen Features

- Custom Merillat Spring Valley Maple cabinets featuring 8 included stained finishes, deluxe - 3/4" thick, solid hardwood drawer cores with dovetail joinery, SoftAction+® Drawer Technology for a regulated closing that's virtually silent and effortless (painted finishes are available see sales representative for pricing)
- Cabinet design includes, large island with built in table area and custom built legs, bronze level granite counters and an under mount stainless steel deep sink with Delta Linden single handle faucet, built-in furniture style hood with custom cove crown molding and a stainless steel hidden blower allowing for maximum working area above stove top. Cabinets also include large 42" upper cabinetry with custom cove moldings at the top as well as a light valance at the bottom of cabinet to allow for our included over and under cabinet task lighting, bottom cabinets include pots and pans drawers, lazy susan, pull out trashcan, trays in bottom cabinets and a cabinet styled refrigerator enclosure (additional kitchen features are available, ask your sales representative for pricing)
- Our chef's kitchen package includes GE stainless steel appliances featuring a dual-fuel stove, includes gas cooktop and an electric convection oven coupled with a warming drawer. We also include a built-in microwave, stainless steel hidden controls dishwasher and a 28 CF side by side refrigerator with water and ice on the door

*"The kitchen is the center of the home"*



## Bath Features

- Custom Merillat Spring Valley Maple cabinets featuring 8 included stained finishes, deluxe - 3/4" thick, solid hardwood drawer cores with dovetail joinery SoftAction+® Drawer Technology for a regulated closing that's virtually silent and effortless (painted finishes are available, see sales representative for pricing)
- Matte finish solid surface tops in most baths, pedestal sink in downstairs powder room all baths include elongated toilets (granite tops with under mount cast iron sinks also available, ask your sales representative for pricing)
- Dal-Tile ceramic floor group 1 in all bathrooms and in the laundry room, and matching ceramic fireplace surround
- Master bath includes a spa like tiled shower with glass enclosure and dual shower heads with dual controls
- Master bath vanities include tall mirrors with custom built header and lighting mounted through the mirror
- Master bath includes a large soaking tub with a ceramic tile surround
- Stephen Alexander is proud to include Windemere faucets by Delta available in Chrome, Brushed Nickel and Venetian Bronze in the bathrooms

## Electrical & HVAC Features

- 200 amp service is included in homes up to 3600 sf homes above 3600sf will include 400 amp service
- Stephen Alexander includes custom interior lighting from Progress in many finishes and styles see our catalog for available families, we also include recessed lighting in kitchen and over every shower and bathtub, pendant lighting over island and over and under cabinet task lighting ( lighting upgrades are available on a location by location basis, see your sales representative for pricing)
- Fans with light kits are included in the family room, ROG and master bedroom, all other bedrooms are wired for ceiling fans and will include a close to ceiling fixture

*“ We want to feel like we are at a spa”*



## Electrical & HVAC Features Continued

- In the digital age, we have committed to a system that allows you to be ready for the future. We include a structured wiring package for all of your digital needs. 10 total drops to be used for your phone, data and cable access. Every line is a home run back to a central panel that is the source of distribution for all content. We also include a security system with 1 keypad, 1 keypad pre-wire location, 1 glass break sensor and pre-wire for Home theatre in a location of your choice
- 50 gallon fast recovery gas water heater is included in plans with up to 3.5 baths, base plans that include 4 or more bathrooms will include a 75 gallon gas water heater. If an additional bath is added to a base plan bringing the total bathrooms to 4 or greater Stephen Alexander recommends the addition of the 75 gallon water heater or a tankless heater (see sales representative for pricing)
- Stephen Alexander knows that interior climate comfort and efficiency are of the utmost importance and so is reliability and that is why we heat and cool our homes with Lennox dual zone HVAC systems (some plans because of size may be single zone)
- With our Lennox HVAC system we include a programable thermostat to allow for the maximum control of comfort control in your home
- Stephen Alexander includes efficient gas heat (see neighborhood for gas availability)
- A direct vent gas fireplace with a ceramic surround and classically inspired mantle is included in the family room

*“Lennox stands behind us all the way”*



## Money saving and Green features

- Stephen Alexander includes Blown cellulose insulation in all exterior walls. Blown cellulose is blown in wet and fills the entire wall cavity solid eliminating all air infiltration allowing a performance increase of 50% beyond code required insulation
- Low “E” glass windows are included on all Stephen Alexander homes and double hung and tilt-in sashes for easy cleaning.
- The attic in a home is a significant factor in a homes efficiency. Stephen Alexander is proud to include Tech-Shield by LP. Tech-Shield is radiant barrier sheathing designed to block up to 97% of the sun’s radiation and can reduce the temperature of your attic allowing your Lennox HVAC system to heat and cool your home in the most efficient maner possible
- Stephen Alexander also includes advanced framing techniques to further increase the efficiencies of the structural envelope allowing our homes to perform up to 23% more efficient than a code spec home and more than 50% more efficient than the average resale

## Peace of Mind Comforts

- Regionally recognized award-winning builder and developer
- Winner of over 50 awards for excellence in design and craftsmanship
- Builder of the St. Jude Children’s Research Hospital Dream Home 5 years and running raising over \$5,000,000.00 to fight childhood cancer
- Renewable termite service
- Complete customer service and warranty program

*“What’s behind our walls makes all the difference”*



## Liberty Ridge Additional Included Features

- Substantial landscaping per HOA guide lines
- Cased windows throughout home, includes choice of 1x4 with 5/4 x6 or Adams casing
- Customers choice of trim style, 1x4 with 5/4 x6 or Adams on all openings
- Picture frame wainscoting in dining room below chair rail
- Smooth drywall throughout home
- Secondary baths to include tub with ceramic tiled walls
- Granite in master bath with cast iron under mount sink
- Buyers choice of two custom built-ins
- Pull out trays in center shelf of base kitchen cabinets
- All floors glued and screwed down to reduce squeaks
- Blown cellulose insulation performing 50% above standard insulation
- Radiant barrier roof sheathing reflects 97% of the sun's radiation can reduce attic temperatures by 30-40 degrees
- Jeld-Wen Low "E" glass, double hung windows
- Stained wood ventilated shelving in all closets

*"Spacious 3+ acre lots"*

