



**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 and 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 fiber cement siding with synthetic trim and cornice details finished with Sherwin Williams Durations exterior coating that includes a 3-2-lifetime warranty available in over 30 historic colors
- Synthetic beadboard porch ceilings and soffits, composite porch railings that look like wood but have a baked on enamel finish, and Trex synthetic front porch decking for that old fashioned porch feel without all the maintenance
- 50 year architectural shingles in a variety of colors ~ main roof uses ridge vent for best ventilation and appearance. Standing seam metal porch roofing is included when a wrap around porch is added or can be added as an optional feature to our included porches. Gutters are also included (design is based on plan)
- Fiberglass front door systems with no-rot jambs ensure a long life ~ door styles and sizes 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 surface mount LED lighting on front porches. It varies per plan, but one light per section of railing is included.
- Exterior outlets front and rear ~ additional outlets are available
- Professionally landscaped tree and shrub package ~ includes sod in front yard to the front corners of the house, backyard is graded and seeded.
- Up to 20 yards of driveway and walkway concrete is included ~ design varies per plan and by lot conditions

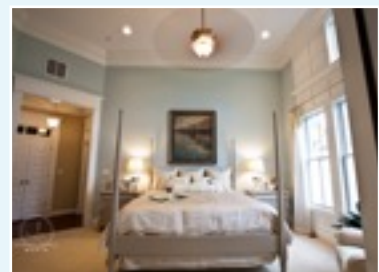
“Color says a lot about who you are”



Interior Design Features Abound

- 10' ceilings downstairs and 9' ceilings upstairs with custom cathedral ceilings in master bedroom and bath as plan allows
- Smooth finished drywall throughout the entire house. 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 entrances will also include a glass transom above the doors.
- A custom milled 7 1/4" crown molding is included in the foyer, gallery, library/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/office, mudroom and powder room (flooring layout varies per plan)
- Roadside pile carpet by Shaw with 6lb rebond pad in family room, upper hallway, bedrooms and carpet runner up the 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 finish
- Custom ventilated wood shelving in master closets ~ ventilated wire shelving in secondary closets and pantry

“Our homes live bigger than their square footage”



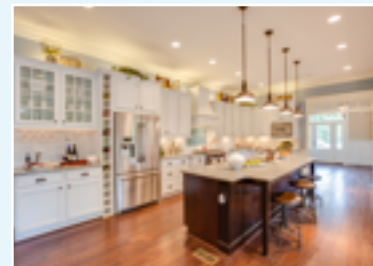
Interior Design Features Continued ~

- Clients choice of eleven included base wall colors in a flat finish with a low sheen finish in the kitchen and bathrooms. All trim is a white semi-gloss and white ceilings are included throughout (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 and help you select new furniture, drapes, or design 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)
- Cabinetry includes a built-in furniture style hood with custom cove crown molding and a stainless steel hidden blower that allows for maximum working area above stove top. Cabinets also include large 42" upper cabinetry with custom cove moldings at the top and a light valance at the bottom 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. A large island with built-in table area and custom built legs, an undermount stainless steel deep sink with Delta Linden single handle faucet, and granite countertops complete our kitchen package. (additional kitchen features are available, ask your sales representative for pricing)
- Our chef's kitchen appliance package includes GE stainless steel appliances featuring a dual-fuel stove with gas cooktop, electric convection oven, and a warming drawer. We also include a built-in microwave, a stainless steel dishwasher with hidden controls, 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 all full baths ~ pedestal sink in downstairs powder room. All baths include elongated toilets (granite tops with undermount 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 with matching ceramic tile fireplace surround
- Secondary baths to include composite shower or bathtub insert depending on the floor plan
- 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 (varies per plan)
- Stephen Alexander is proud to include Windemere faucets by Delta available in Chrome, Brushed Nickel, or Venetian Bronze in the bathrooms

Electrical & HVAC Features

- 200 amp service is included in homes with up to 3600 sqft ~ Homes above 3600 sqft 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 the kitchen and surface mount LED lights over every shower and bathtub, pendant lighting over the island, and over & under cabinet task lighting (lighting upgrades are available on a location by location basis ~ see your sales representative for pricing)

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



Electrical & HVAC Features Continued ~

- 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 light fixture
- 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 with 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 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, efficiency, and reliability are of the utmost importance which 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 programmable thermostat to allow for the maximum control of climate comfort in your home
- Stephen Alexander includes efficient gas heat (see neighborhood for gas availability)
- A direct vent gas fireplace with a ceramic tile 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 R-15 Batt insulation in all exterior walls accompanied by the ZIP System Sheathing & Tape that provides superior air infiltration protection, structural durability, superior substrate moisture protection, and is backed by a 30 year system limited warranty
- Low “E” glass windows are included on all Stephen Alexander homes and double hung with tilt-in sashes for easy cleaning
- The attic in a home is a significant factor in a home’s efficiency. Stephen Alexander is proud to include Tech-Shield by LP. Tech-Shield is a radiant barrier sheathing designed to block up to 97% of the sun’s radiation and can significantly reduce the temperature of your attic allowing your Lennox HVAC system to heat and cool your home in the most efficient manner 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 home

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 7 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”

