APPLIANCE & CABINETS

- GE Appliances
- Dishwasher with stainless steel front and interior
- 30" stainless steel gas range
- 30" stainless steel canopy wall hood above range
- Microwave drawer in island cabinet
- White cabinets in kitchen, master bath, powder and secondary bath vanities.
- Shaker style, frameless cabinets, (modern style options available as an upgrade)
- 42" tall upper cabinets in kitchen
- 36" tall base cabinet in laundry room
- 36" tall base cabinets in main, master, and powder baths
- Full extension drawers with soft close doors and drawers

HARD SURFACES

- 3cm quartz slab countertop in kitchen with a full height tile backsplash (to bottom of upper cabinets and hood)
- Quartz slab countertop at laundry, powder room, master bath, and main bath vanities with a 4 inch quartz backsplash
- Full tile surround on walls in master shower with a fiberglass shower pan
- Laminate floors in kitchen, dining room, hall, great room, powder room, and laundry room (if applicable)
- Designer series patterned carpet in all other areas
- 6lb pad

PLUMBING FIXTURES & HARDWARE

- Moen Voss (Brushed Nickel) Plumbing fixtures in all baths
- Under mount stainless steel, single-basin, kitchen sink
- Kitchen faucet: Moen Sleek single handle pull down in stainless finish
- Fiberglass tub/shower combo in main bath (per plan)
- Freestanding tub in master bath (per plan)
- Hose bibs on front and rear of home, placement predetermined
- Rectangle undermount, sinks in all bath vanities
- Garbage disposal in kitchen sink

PAINT

- Professionally selected exterior color schemes to choose from
- Painted exterior entry door and prefinished black garage doors
- Stained or painted columns (per plan)
- Clear coat finish over natural pine under cover exterior soffits
- Choice of one paint color throughout interior (walls and ceiling)
- White painted millwork

DRYWALL

- Garage dry walled and taped per code
- Light orange peel texture throughout home

CABLE & LIGHTING

- Custom selected interior light package
- Pendant lighting over kitchen island
- Recessed white can trim lighting with Led bulbs in kitchen, hallways, great room, and bonus room (per plan layout)
- LED lighting in garage
- Cable in every bedroom, bonus room, and den
- Decora switches
- Garage door opener for both garage bays with two transmitters

CLOSETS, SHOWERS DOORS & MIRRORS

- White laminate shelving in all closets and pantry
- Master bath glass shower door 7' with glass panel and brushed nickel trim
- Master bath and powder room mirror placed on top of vanity backsplash to ceiling
- Secondary baths, mirror placed on top of backsplash to ceiling

Last Update: 07022026

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MILLWORK & DOORS

- 8' full lite (glass) entry door with chord glass
- San Clemente exterior door handle in brushed nickel
- Round pismo style interior door handles with square back, in brushed nickel
- 8' interior doors on main floor and upper floor (per plan)
- Interior door style selection is hollow core, single panel
- Fully-wrapped windows throughout interior
- Millwork stair skirting
- Painted floating mantel with a tiled face surround at fireplace to underneath mantel (Interior Fireplace Only)
- Iron railing with stained handrail at first full stair run
- 5" base trim with 3" door and window casing

WINDOWS

- Andersen windows (100 series), black exterior, white interior
- Window screens on all opening windows and sliders
- Insulated garage doors

EXTERIOR SIDING & ACCENTS

- Pine tongue and groove at front and back porches
- LP horizontal siding
- Stacked stone or brick accent on front elevation (per elevation)
- Enclosed soffits

LANDSCAPING & BACK PORCHES

- Front Yard containing concrete curbing, gravel, grass and underground sprinklers
- Broom finished driveway
- Back porches, included per plan, covered patio with brushed concrete

HVAC

- Gas furnace
- Energy efficient digital and programmable thermostat
- Air Conditioning
- 50-gallon gas hot water heater

FIREPLACE

- Indoor gas fireplace (per plan)
- Outdoor gas fireplace (per plan)

QUALITY CONSTRUCTION

- Traditional double wall construction
- Laminated Class 3 shingle roofing
- 9' first floor ceilings and 9' upper floor ceilings (per plan)
- Engineered I-joist on first story, floor trusts for second story

SUPERIOR SERVICES

- The ability to customize your home
- Design consultant

WARRANTY

- 2-10 builder warranty

MICHAEL CHRISTENSEN HOMES

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