

## Botanical Heights Homes

Botanical Grove : 4200 Block of McRee

# STANDARD FEATURES: RENOVATIONS

<p><b>Custom Interior Features</b></p> <ul style="list-style-type: none"><li>LEED for Homes CERTIFIED</li><li>Double-pane painted wood historic replica windows</li><li>2 x 4 exterior wall furring with hybrid insulation system</li><li>Historic painted wood baseboards and casings throughout</li><li>Open cell spray foam insulation in 2nd Floor Ceiling</li><li>.45 Mil white TPO roof</li><li>2 vehicle parking pad</li><li>Generous landscape package: including street hedgerow, back yard tree, and rain garden</li><li>Two frost free hose bibs</li><li>Concrete private walkways</li><li>Bamboo flooring at entryway</li><li>Ventilated wire shelving in all closets</li><li>Pre-wired for 3 TVs and 3 telephones</li><li>Integrated smoke detectors (110 volt with battery backup)</li><li>Wired Security System including: (1) Keypad, (2) Motion Detectors, Sensors on all exterior doors, and (1) Siren</li><li>200 AMP underground electrical service</li><li>Front and rear exterior GFI outlets</li><li>Individual shut-offs to all plumbing</li><li>Aluminum gutters and downspouts</li></ul>	<p><b>Kitchen and Bath Features</b></p> <ul style="list-style-type: none"><li>36" Sequoia kitchen cabinets w/ 10' island (per plan)</li><li>Custom Formica countertops</li><li>Black/White Frigedaire appliances</li><li>Durable, designer linoleum sheetgood flooring</li><li>Non-chip stainless steel sink</li><li>1/3 Horsepower garbage disposal</li><li>Single lever plumbing designer Grohe fixtures throughout</li><li>Cultured Marble vanity tops with custom bowl</li><li>Full plate glass mirrors over all vanities</li><li>High-efficiency 1.28 GPF toilet</li></ul> <p><b>Green &amp; Sustainability Features</b></p> <ul style="list-style-type: none"><li>Ground source heating and cooling system</li><li>Ultra-low V.O.C. paints</li><li>Smart framing to reduce waste and increase insulation</li><li>Landscape package includes drought tolerant plants and rain garden</li><li>Energy Efficient lighting package</li><li>Energy Star-rated appliances</li><li>Rapidly renewable finished goods</li><li>Reflective roof white TPO roof</li><li>Custom design to minimize solar heat gain</li></ul> <p><b>Other Great Features</b></p> <ul style="list-style-type: none"><li>10 Year tax abatement</li><li>Fully seeded yard</li><li>Concrete service walk to front door</li></ul>
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