



THE MANORS AT
QUAIL
RIDGE
INCLUDED FEATURES

Name Brands You Know & Trust

- **Whirlpool** Appliances
- **Aristokraft** Cabinetry
- **Kohler** Plumbing Fixtures
- **Armstrong** Vinyl Flooring
- **Therma Tru** "Smooth Star" Entry Door & Vinyl Patio Doors
- **Owens Corning** Roofing, Insulation & Siding
- **Kwikset** Door Hardware & Locks
- **Weyerhaeuser** Engineered Building Components
- **Zip Wall** Air Infiltration System
- **Carrier** Heating & Cooling Equipment
- **Silverline** Insulated Vinyl Windows (an Andersen Window Company)

Quality Kitchen Appointments

- Whirlpool Self-Cleaning Electric Range, Microwave, & Dishwasher
- Aristokraft Cabinetry with 42" Upper Wall Cabinets
- Choice of Formica or Wilsonart Countertops
- Double-bowl Stainless Steel Sink
- Kohler Single Lever Faucet w/Spray Hose "Coralais" Chrome
- Insinkerator Garbage Disposal
- Spacious Pantry
- Island or Desk, Per Plan

Quality Bath Appointments

- Kohler Single-Lever Faucets "Coralais" Chrome
- Kohler "Wellworth" Round Front Standard Height Toilets
- Cultured Marble Vanities
- 42" High, Full-Width Mirror
- One-Piece Tub/Shower Combination
- Exhaust Fan

Master Bath Appointments

- Oversized Garden Tub with Ceramic Tile Decking
- Separate Ceramic Tile & Glass Shower Enclosure
- Cultured Marble Vanity
- 42" High, Full-Width Mirror
- Large Walk-In Closet
- Picture Window over Garden Tub, Per Plan

Interior Appointments

- 9' Ceilings 1st. Floor
- Woodburning or Vent-Free Gas Fireplace (42") with Brick or Marble Surround & Mantle
- White Six-Panel Colonist Doors & Trim
- Wood Window Sills with Aprons
- All Painted or All Stained Spindles & Handrail
- Two Coats Interior Flat Wall Paint
- Sand-Swirl Finish Ceilings (Same Color as Walls)
- Vaulted & Coffered Ceilings, Per Plan
- Hardwood Flooring in Entry Foyer
- Ventilated Vinyl Coated Wire Shelving in Pantry & Closets
- Wall-to-Wall Carpeting
- White Grilles in Window on Front Elevation

Interior Appointments (cont'd)

- First-Floor Laundry
- \$1,000 Lighting Allowance

Exterior Appointments

- Three-Car Front Entry Garage with Steel Overhead Doors
- Two Garage Door Openers with Remotes
- Insulated Fiberglass Front Door with Sidelights
- Therma Tru Double-Glazed Insulated Vinyl Sliding Patio Door (Per Plan)
- Deadbolt Lock on Front Door
- Vinyl Windows, Single Hung with Insulated Double Glazing & Tilt-In Sash
- Vinyl Louvers & Shutters (per Elevation)
- Low Maintenance Vinyl Siding (Per Elevation)
- Aluminum Fascia with Enclosed Vinyl Soffits
- Porch Ceiling Covered with Vinyl Soffit Material to Match Roof Soffits
- Baked Enamel Gutters & Downspouts
- Fully Sodded Yard to Undisturbed Areas

Quality Construction Materials & Features

- Poured Concrete Foundations with Reinforced Steel
- Engineered Roof Truss System
- Walls are 2-by-4 Stud, 16" on Center
- ½" Drywall, Tacked & Screwed
- Picture-Frame Broom Finish Concrete Driveway
- Hydro Channel Drain Tile System with Sump Pit & Sump Pump
- All Homes Individually Crafted On-Site
- Pretreated for Termite Control
- 4040 Precise Vinyl Egress Window in Basement with Galvanized Steel Window Well on In-Grades

Plumbing, Electrical & HVAC Features

- 50-Gallon Gas Water Heater
- PEX Plumbing System (Optional Copper Water Lines)
- Kohler Anti-Scald Tub & Shower Faucets
- Two Exterior Water Faucets
- Copper Wiring, 200 Amp Service
- Two 110 Volt Exterior Weatherproof Receptacles
- Pre-Wiring for (3) TV & (3) Phone Jacks
- Washer & Electric Dryer Hookup
- Dryer Vented to Outside Wall
- Carrier Gas Dual H.V.A.C. System with Gas Furnaces & 13 SEER Air-Conditioners – Per Plan
- Smoke Detectors, Per Code
- Water Supply for Ice Maker in Kitchen
- Prewire for 3 Coachlights on Garage
- GFI and ARC Protectors for Shock Prevention

Energy Efficient Insulation

- R-13 Sidewall Exterior
- Polyurethane Vapor Barrier Behind Exterior Walls
- R-13 Insulated Box Joists
- R-30 Blown Ceiling Insulation
- Foam Insulating Sill Sealer between Sill Plate & Foundation
- Zip Wall Air Infiltration System

Standard Features are subject to change without notice. We reserve the Right to substitute materials of comparable quality and value. 08.03.11

Please note that Standard Features vary with each McKelvey Homes Community. Please verify Standard and Optional Features with the on-site Sales Manager.

