



**Standard Features**  
**The Reserve at Raintree Forest**





## Interior Features

- **Professional Interior Design Assistance-** 25 Hours interior design assistance offered by award winning Studio 36 Designs. Additional design time is billed at \$150 per hour.
- **Appliances-** GE Monogram commercial kitchen appliance package including 48" Range, Built in Microwave, Dishwasher, warming drawer, Vent hood insert with decorative surround, and garbage disposal. (Fridge Not Included)
- **Cabinets-** All Custom, inset cabinets throughout. Solid hand built construction. Premium soft close drawers and door hinges. Includes a pull out trash can. Counter tops to be solid surface tier 2 premium quartz in the kitchen with tier 1 in the bathrooms.
- **Fireplaces-** Ventfree gas or woodburning with gas log lighters to be provided per plan. All fireplaces will have a non combustible brick, tile, or stone surround included.
- **Bath Features-** Master bathrooms to have oversized full height tile showers with 1 shower head, diverter valve, and a separate handheld sprayer. Freestanding soaking tub. **Heated tile floors.** Frameless tempered glass on all walk in showers. Secondary baths to have fiberglass tub inserts with tile tub surrounds.
- **Plumbing Fixtures-** all fixtures to be Delta or Kohler. Toilets to be Mansfield -elongated bowl with soft close seat- white.
- **Water Heater-** High efficiency Tankless Water heater.
- **Laundry Room-** Dryer vented and wired for electric use.
- **Central Vac system-** All Homes are fitted with a central vac system including accessories kit.

- **Heating / Air-** Natural Gas and Electric. High efficiency systems with programmable, Wi-Fi controllable smart thermostats.
- **Electrical-** Electric Car Charger circuit included in one garage bay. Electric service size is determined size of home. Recessed can lights throughout, led flush mounted closet lighting. Prewire for ceiling fan in all secondary bedrooms. Undercabinet LED lighting included in the kitchen areas. Smoke alarms and carbon detectors to be placed per code. All other lighting fixtures will be part of the lighting allowance.
- **Low voltage-** Speaker prewiring included for up to 5+1 areas of the home/ porch. Surround sound wiring included for one space (bonus rooms generally). Smart panel for all in house data connections. All tv locations are wired for both coax and cat 6 for hardwired streaming. Cat 6 camera lines are prewired at all exterior entry points of the home. Wireless Access Points included as needed.
- **Flooring-** Luxury wide plank, European white oak Hardwood Flooring throughout Main level and all upstairs hallways and landings. All secondary bedrooms and Bonus room to be carpet. All bathrooms to be tile.
- **Paint-** Sherwin Williams high quality paint- Color allowance includes 1 ceiling color (flat), 1 trim color (semi gloss latex enamel), up to 3 wall colors (flat). Each additional color will be billed at \$495 per color change.
- **Trim Molding-** 5 ¼" crown molding, 7 ¼" baseboards, 3 ¼" Door and window casing. Vaulted ceilings, tray ceilings, beams are placed per plan. All trim to be paint grade. Stained grade products will be an upgrade. Built ins per plan.
- **Interior Stairs-** white oak treads and handrails with wrought iron straight spindles. Risers to be painted.
- **Closets-** All closets to be custom wooden site built. Master closet to include 2 drawer stacks, shoe storage, hangin space, and shelving space.
- **Insulation-** Conditioned/ insulated crawlspace. R-13 Batting style insulation in all exterior walls, R-38 in attics.



## **Exterior Features**

- **Roofing-** Roof decking to be premium high efficiency 7/16" TEC Shield to help save on energy costs. Shingles to be Lifetime Dimensional shingles with premium felt underlayment. Standing seam metal roofing per plan. Roof ventilation provided by shingle overlay ridge vents and continuous soffit venting through perforated Hardie soffit.
- **Covered Patios or Decks-** Rear porches and decks are determined by the grade of the lot. Decks will be framed from pressure treated, exterior grade lumber and finished with weather resistant Trex or comparable product.. all porch ceilings will be finished with stain grade spruce or pine- tongue and groove bead board.
- **Gutters-** 6" aluminum gutters with decorative circular downspouts.
- **Brick-** Queen size brick w/ standard gray mortar. Painted brick is an additional charge.
- **Siding-** Hardie Plank or comparable weather resistant siding per plan
- **Concrete-** Broom finished or exposed aggregate.
- **Garage Doors-** 3 car garages with Insulated decorative stamped paneling and hardware.
- **Door Hardware-** Schlage or Delaney.
- **Landscaping-** Plant packages selected and installed by professional landscape team. Full irrigation included front and back. Full sod included on most lots. Larger lots will be Front, sides, and partial back with the remainder being seed and straw.

## **Framing Features**

- **Ceiling Heights-** 10' Ceilings on main level unless otherwise noted on the plans. Vaulted or otherwise detailed on the plans. Second floor- 9' Ceilings minimum. Vaults will be noted on plans.
- **Windows-** Low-E, Pella Lifestyle. Aluminum clad exterior with wooden interior. Grills (SDL bars) per plan with full view sides and rear elevations.
- **Doors-** Interior: 8' tall, raised panel shaker style doors. All paint grade. Exterior Doors per plan. Front doors to be Solid Mahogany or Pella Aluminum Clad.
- **Subflooring-**  $\frac{3}{4}$ " Advantech with engineered I joists floor system.



## **The Reserve at Raintree Forest** **Allowance sheet**

Lighting-	\$20,000
Tile -	\$8.50 Per sq. foot.
Carpet-	\$28.00 per yd.
Brick-	\$325 per 1000

\* 75 recessed 6" can light fixtures allowed. Additional cans are priced at \$200 per.

\* Allowances can only be used at local vendors approved by Cadre Homes.

**Additional Options-** Builder will price additional items for the purchaser. If Change orders are made, cost of those will be due at the time of the change order and are non-refundable.