

COUNTY LINE SQUARE

STANDARD FEATURES & INCLUDED FINISHES

Thoughtfully designed homes with quality details,
designer-selector finishes, and everyday comfort built in



📍 West Springdale on the Border of Elm Springs

EXTERIOR FEATURES



ARCHITECTURE & EXTERIOR MATERIALS

- Distinctive elevations with brick, stone, Hardie plank, board-and-batten, cedar accents, and LP shake siding, per plan
- Shutters on select elevations
- Architectural shingles
- 8' exterior doors with true divided grids, selected to complement each plan's elevation, and finished with a BHP Van Ness oil-rubbed bronze lockset and deadbolt
- Vinyl Low-E, double-pane, single-hung windows with grids, per plan, available in multiple colors



CONSTRUCTION & ENERGY FEATURES

- Zip board vapor barrier
- Fiberglass blown wall R15 insulation and blown fiberglass R38 attic insulation
- Engineered open web floor trusses



OUTDOOR LIVING & LIGHTING

- Covered back patio with gas drop, ceiling fan, LED ceiling lights, and low-voltage structured wiring, including Cat6
- Exterior LED lighting, including coach lights, soffit cans, and up lights, per plan
- Christmas light outlets on the soffit of each home



GARAGE & DRIVEWAY

- 3 bay garages that are 24' deep designed to fit full-size vehicles
- Full-width driveways all the way to the street for ample parking
- Carriage-style garage door with keyless entry pad and two remotes
- LED can lighting in garage
- EV car charger pre-wire in each garage
- Frost-free hose bib located in garage
- Liftmaster garage doors with Wi-Fi connectivity and built-in camera



LANDSCAPING, FENCING, & DRAINAGE

- Professional landscaping with full Bermuda sod in front, sides, and rear
- 6' cedar board-on-board privacy fence with cap and trim and two 4' gates, stained Wood Defenders Chameleon Gray
- Irrigation system with RPZ hidden from view for easy yard maintenance
- Full gutters with underground downspout extensions when needed
- Underground drain for AC condensate lines to move water away from the home
- Three frost-free hose bibs for convenience



INTERIOR FEATURES



INTERIOR DESIGN & FINISHES

- Designer-curated materials and color selections
- Designer-selected light fixtures
- Light knockdown sheetrock texture with square edge corners
- Premium Benjamin Moore Super Hide Low VOC interior paint with low-sheen eggshell on walls and flat paint on ceilings
- Benjamin Moore water-based Acrylic Alkyd paint on cabinets
- Interior trim package includes cased windows throughout and crown molding in common areas



LIGHTING & ELECTRICAL

- LED lighting throughout the home
- Decora switches and outlets
- Ceiling fans in living room, all bedrooms, and back patio



LOW-VOLTAGE & AV

- Low-voltage structured wiring with Cat6 and cable locations in living room and all bedrooms
- AV prewire from AV Design Consultants for future internet, Wi-Fi, and TV



COMFORT & MECHANICAL

- 2 HVAC systems and 3 zones, with one zone in the primary suite for added comfort
- Gas furnace
- 42" fireplace with 24" gas log kit
- Gas water heater, per plan
- Circulation pump water heater designed to help provide faster hot water and learn usage patterns



FLOORING, TILE, & SURFACES

- Engineered wood flooring and tile throughout first floor
- Tile installed in running bond pattern
- Mapei stain guard grout
- 3CM granite or 2CM quartz countertops throughout the home



CEILINGS, DOORS, & STAIRS

- 10' ceilings on the first floor and 9' or 8' ceilings on the second floor, per plan
- Vaulted ceilings in bedrooms, per plan
- 8' tall doors throughout first floor
- Open stair railing on select plans
- Walk-in attic access



EVERDAY FUNCTION

- Laundry sink included in all plans
- Mudroom cubbies included in all plans
- 2" faux wood white blinds included on all active windows

KITCHEN FEATURES



CABINETRY & STORAGE

- Custom wood cabinets with vented hood and exhaust fan to the exterior
- Functional storage cabinets on the back side of the island
- Trash can pullouts
- Soft-close hardware on all cabinets and drawers



COUNTERTOPS, TILE, & LIGHTING

- 3CM granite or 2CM quartz countertops
- Tile backsplash
- LED under-cabinet lighting
- Architectural plug molds for a clean backsplash appearance
- Recessed can lighting, per electrical plan
- Pendant lights over the kitchen countertop



APPLIANCES & FIXTURES

- GE Profile stainless steel microwave, dishwasher, and gas range or cooktop with wall oven, per plan
- Gas cooking surface
- Stainless steel undermount sink
- 1/3 horsepower garbage disposal

BATHROOM FEATURES



SHOWERS & TUBS

- Primary and downstairs guest showers include full tile pan with full-height tile walls
- Frameless clear glass shower door in primary and downstairs guest showers
- Second-floor guest bathroom includes 36" upgraded fiberglass tub with tile walls
- Schluter bullnose or edge to match selected fixtures



VANITIES & FIXTURES

- Custom wood vanity cabinets
- Cabinets over all toilets
- Double-bowl vanities and makeup vanities in all primary bathrooms
- Professional-grade plumbing fixtures from Moen, Delta, or Pfister
- Rectangular white undermount sinks
- ADA comfort-height toilets
- 3CM granite or 2CM quartz countertops with 4" matching backsplash

SMART HOME & SECURITY FEATURES



Ecobee Premium Smart thermostats



Ring Doorbell



Security system pre-wire



Surround sound pre-wire



Liftmaster garage doors with Wi-Fi connectivity and built-in camera

WANT TO TAKE A CLOSER LOOK?

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