



CUSTOM
HOMEBUILDERS

Grand Manor

FEATURES

CONSTRUCTION FEATURES

- Foundation Ready
- 2x6 Floor Joists 16" O.C. on 26'8" & 40' Wide Homes
- 2x8 Floor Joists 16" O.C. on 29'6" Wide Homes
- 2x6 Exterior Walls 16" O.C. w/90" Sidewall Height
- 2x4 Interior Walls 16" O.C.
- Double Rim Joists
- Full Length Ridge Beams
- 90" Sidewalls w/Vaulted Ceilings
- 30# Roof Load
- 4/12 Roof Pitch on 26'8" Homes w/ 14" Eaves
- 3.31/12 Roof Pitch on 29'6" Homes w/12" Eaves
- 2.66/12 Roof Pitch on 40' Homes with 14" Eaves
- 30 Year Architectural Fiberglass Shingles
- 16" Overhangs on Both Ends of Home
- Luan Under Sheetrock on Marriage Line Walls
- Energy Star R-40 Roof, R-21 Sidewall & R-33 Floor Insulation

EXTERIOR FEATURES

- 36" Insulated Fiberglass Front Door (Almond, Clay, or White)
- 36" ½ Lite Fiberglass Rear Door (Almond, Clay, or White)
- Low-E Vinyl Dual Glaze Windows (Almond, Clay, or White)
- Fiber Cement Horizontal Lap Siding w/Wood Shutters and Upper Board & Batt Accent (Front Door Side) (per plan)
- Smart Panel Vertical Wood Siding with Window Trim on Ends and Back Door Side
- Craftsman Dormer and Dormer(s) (per plan)

INTERIOR DESIGN FEATURES

- Textured Walls & Ceiling w/Radius Corners
- Choices of Interior Paints—Sherwin Williams washable eggshell finish
- Textured Window Openings with Square Corners and Window Ledges on Bottom Sill
- Laminate Window Sill in Kitchen
- 2" White Faux Wood Vinyl Blinds Throughout
- FHA Grade Carpet in Living room
- 6# Rebond Pad
- Wood Laminate Flooring in Kitchen, Master Bathroom, Guest Bath & Utility – Per Plan
- Satin Nickel Interior Door Hardware, Lighting Fixtures and Faucets
- LVT Plank Flooring at Entry Foyer
- White 2-Panel Grand Arch Interior Doors w/2-1/4" Trim (Painted) With Lever Handles
- Wood Shelves/Rods in Closets with Organizers (per plan)
- LED Can Lights—(1) @ Entry Foyer and (2) @ Hall, & Walk-In Closets and Walk-In Pantries
- Bedroom and Bathroom Ceiling Lights
- Laundry Shelf Above Washer & Dryer Area
- Dining Room Chandelier

- Energy Star® Appliances
- 21' Frost Free Refrigerator w/ Icemaker
- 30" Deluxe Electric Range
- Dishwasher (Energy Star® Qualified Appliance)
- Natural Wood Cabinets & Doors
- (2) Reed Glass Overhead Cabinet Doors
- Satin Nickel Cabinet Door And Drawer Button Pulls
- Drawer over Door Cabinet Construction
- Deluxe Roller Bearing Drawer Guides
- Bank of Drawers
- 2 Sets of Pot and Pan Drawers w/Cab Doors (per plan) (9" Deep Pot & Pan Drawers in model 6009)
- Hi-Lo Cabinet Design w/With Overhead Cabinet Crown Molding Throughout
- 52"/31" Overhead Cabinets w/Adjustable Shelves
- Cabinet Over Refrigerator
- 8" Deep Stainless Steel Sink
- Satin Nickel Single Lever Faucet w/Pull Out Spout
- Laminate Counter Tops w/Rounded Crescent Edge
- Subway Tile Backsplash
- (6) LED Can Lights
- (2) Under Cabinet Lights
- Decorative Elliptical Window Over Kitchen Sink
- Cabinet Cap Molding T/O
- Standard USB Port

HEATING, ELECTRICAL & PLUMBING

- All Electric Home w/200 AMP Service (Electric Range, 50 Gallon Electric Water Heater, Electric Furnace)
- Certified Heat Ducts with In-Floor Crossovers
- Master Water Shutoff w/Individual Shutoffs to Sinks and Stools
- Satin Nickel Faucets—Price Pfister
- Frost Free Exterior Faucet Near Rear Door
- Exterior GFI Receptacle Near Rear Door
- Electrical Boxes Nailed to Studs
- Toe-kick Registers in Kitchen & Bathrooms
- Programmable Thermostat
- Night Lights in Master Bathroom and Guest Bathroom
- USB Receptacle In Kitchen
- Rocker Light Switches Throughout
- Conduit From Panel Box for Air Ready/Heat Pump Ready

SELECT BATHROOM FEATURES

- Deluxe Master Bath with 6' Fiberglass Deep Soaker Tub or 54" Roman tub and Separate 60" Fiberglass Shower (per plan)
- Cab Ply on Front of Master Deluxe Tubs
- 60" 1 Piece Fiberglass Tub/Shower in Guest Bath
- Laminate Counter Tops w/Rounded Crescent Edge
- Subway Tile Backsplash
- Full Width Mirror w/Wood Trim Around (matches cabinets)
- Satin Nickel Towels Bars & Tissue Holders
- 18" Tall Elongated Toilets
- China Lavs w/Double Handle Faucets