



# LYON ESTATES

## PRIME SERIES - FEATURES

### INTERIOR FEATURES

- 9' smooth ceilings on first floor
- Designer interior doors
- Decorative lighting package by Kichler
- Brushed nickel interior door hardware
- **Waterproof LVP in foyer, dining room, kitchen, breakfast nook and great room – per plan**
- Smoke and carbon monoxide detectors
- 3 1/4" baseboards throughout the home
- Ceiling fan prewires in great room and all bedrooms
- **Cat6 outlets in select locations (3) plus OnQ Panel with conduit to the exterior of home to support Fiber Optic Installation**

### KITCHEN FEATURES

- Designer kitchen cabinets
- **Granite countertops with 4" granite backsplash**
- Chrome finish single lever faucet with sprayer
- 8" depth 50/50 undermount stainless steel sink
- GE stainless steel appliance package that includes smooth top range, microwave, and dishwasher

### BATHROOM FEATURES

- Designer adult height vanities in all bathrooms
- **1.5cm quartz countertops with undermount rectangular sinks**
- Pedestal sink in half bath – per plan
- Designer chrome plumbing fixtures
- Dual vanity sinks in master bathroom
- Low maintenance vinyl flooring
- Comfort height elongated toilets

### EXTERIOR FEATURES

- Low maintenance vinyl siding
- **30 year architectural shingles**
- Designer garage door with motor and 2 remotes
- Professional landscaping package that includes front yard sodded to front corners
- 8'x8' patio – per plan
- Gutters and downspouts in front and rear of home

### ENERGY EFFICIENT FEATURES

- 50 gallon energy efficient hot water heater
- Maintenance free, Low-e single hung vinyl windows with tilt out sashes with screens
- Energy efficient HVAC heat pump
- Programmable digital screen thermostat
- Continuous roof ridge and soffit vent system to reduce cooling cost
- **LP Techshield radiant barrier roof**

### WARRANTY COVERAGE

- JSJ Builders, Inc one year limited warranty with online warranty claims submission
- Ten-year structural warranty provided by 2-10 Home Buyer Warranty
- New homeowner warranty welcome packet
- On-site walk through and warranty orientation with JSJ Builders, Inc. representative

### BUYER SIGNATURE

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### AGENT SIGNATURE

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