



LOWER VALLEY AT ANDERSON CREEK

INCLUDED FEATURES

INTERIOR FEATURES

- 9' smooth ceilings on first floor
- Electric linear fireplace with floating mantle
- Designer interior doors
- Brushed nickel interior door hardware
- Cat6 outlets in select locations (3) plus OnQ Panel with conduit to the exterior of home to support Fiber Optic installation
- **Waterproof LVP in foyer, dining room, kitchen, breakfast area and great room**
- Smoke & carbon monoxide detectors
- 4 1/4" baseboards throughout home
- **Open railing with wooden spindles on stairs**

KITCHEN FEATURES

- Designer kitchen cabinets tiered with crown molding
- Granite countertops
- Subway tile backsplash
- Brushed nickel finish single lever faucet with sprayer
- 8" depth 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
- **Garden tub and separate shower in master bedroom suite**
- **Pedestal sink in half bath**
- Designer brushed nickel plumbing fixtures
- Dual recessed rectangular vanity sinks in master bathroom
- Maintenance free vinyl flooring in bathrooms and laundry room
- Comfort height elongated toilets

EXTERIOR FEATURES

- Fiber-cement siding with stone/brick accents
- 30 year Architectural shingles
- Designer garage door with decorative glass panels and decorative hardware
- Professional landscaping package that includes sod in front yard, side yard and backyard
- **Covered porch, deck or patio**
- Gutters and downspouts in front and rear of home
- Kwikset Z-wave smart lock

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
- Certified duct testing
- Continuous roof ridge and soffit vent system to reduce cooling cost
- Ceiling fan in master bedroom, living room and prewired for fans in all bedrooms and bonus room
- LP Techshield radiant barrier roof

WARRANTY COVERAGE

- JSJ Builders, Inc. one year limited warranty w/ 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

AGENT SIGNATURE

JSJBUILDERSNC.COM
(910) 438-0796

BUILDER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS OF PRODUCTS AND MATERIALS OF EQUAL OR GREATER VALUE. ALL ITEMS SUBJECT TO CHANGE WITHOUT NOTICE.

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