



SHEFFIELD FARMS

PREMIER SERIES - FEATURES

INTERIOR FEATURES

- 9' smooth ceilings on first floor
- Fireplace with custom built mantle and black slate surround
- Designer interior doors
- 5' tall wainscoting and coffered ceiling in dining room – per plan
- Brushed nickel interior door hardware
- **Waterproof LVP in foyer, dining room, kitchen, breakfast nook and great room – per plan**
- Smoke and carbon monoxide detectors
- 4 1/4" baseboards throughout the home
- Ceiling fans in master bedroom and great room and prewired in all other bedrooms
- Open railing with wooden spindles on stairs – per plan
- Drop zone with cubbies in mudroom – per plan
- **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 tiered with crown molding**
- Granite countertops
- Subway tile backsplash
- Brushed nickel 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**
- Garden tub and separate shower in master bedroom suite
- Pedestal sink in half bath – per plan
- Designer brushed nickel plumbing fixtures
- Dual vanity sinks in master bathroom
- Waterproof LVT flooring
- Comfort height elongated toilets

EXTERIOR FEATURES

- Low maintenance vinyl siding with stone/brick accents
- **30 year architectural shingles**
- Designer garage door with glass panels and decorative hardware
- Professional landscaping package that includes front yard sodded to front corners
- **Covered porch, deck, or patio – per plan**
- 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
- **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

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.

Revised 1/8/2026

