

# PINNACLE ESTATES

by Traditions of America



features  
& BENEFITS





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## *Superior*

### INCLUDED EASY LIVING FEATURES

- Minimal steps at front entry and from Garage
- Snow removal for driveway and walkway
- Private covered front entry
- Two-car Garage with WiFi enabled door opener, two remotes and keyless garage entry
- Full flight of steps to bonus storage (Non-basement homes only)
- Welcoming, wide Foyer
- Double hung tilt-in windows with screens
- Cabinet style pantry in Kitchen (per plan)
- Tile walk-in shower in Primary Bathroom
- Easy-to-clean vinyl floors in Laundry Room
- Lever style handles on all doors
- Rocker light switches throughout
- WiFi enabled video doorbell (per community)

## *Distinctive*

### INCLUDED EXTERIOR FEATURES

- Low-maintenance, James Hardie™ plank siding in a selection of colors
- Exterior stone color and style choice (per plan)
- Aluminum gutters, downspouts, and wrapped exterior trim
- Two frost-proof hose bibs (per plan)
- Professional landscape package
- Varied roof pitch for architectural diversity
- Architectural roof shingle with 30 year warranty
- Shutters on select windows
- Therma-Tru® front doors with satin nickel hardware
- Front door sidelight (per plan)
- Patio or deck (per plan)
- Tree-lined streetscapes (per community)
- Two exterior weatherproof GFI safety outlets
- Exterior lighting on Garage and Patio
- Streetlights (per community)
- Underground utilities
- Concrete service walks to driveway
- Insulated garage door(s) with door opener(s)
- Naturally vented roof soffits with ridge vent



## *Preferred*

### **INCLUDED INTERIOR FEATURES**

- 9' Ceilings throughout first floor (excluding Laundry Room)
- Hardwood in Foyer, Extended Foyer, Kitchen and Nook
- Walk-in closet(s) in Primary Bedroom
- Crown molding in select locations (per plan)
- 2¼" window casing with sill
- Luxurious Kohler® family brand fixtures throughout
- Volume, sloped, vaulted, and tray ceilings (per plan)
- Six panel colonial doors throughout
- Two TV cable and one telephone outlet
- Shaw® carpeting in living area
- Kwikset® satin nickel lever style handles on all doors
- Kichler® lighting throughout
- Laundry tub in Laundry Room

## *Designer*

### **INCLUDED KITCHEN FEATURES**

- Freestanding kitchen island (per plan)
- Cambria countertops in choice of two colors
- Hardwood flooring
- 42" Wall cabinetry in choice of Merillat colors
- Subway tile backsplash
- 5 Recessed lights, including one over sink (per plan)
- Cabinet-style pantry (per plan)
- Stainless Steel Whirlpool® freestanding electric range with self-cleaning oven
- Stainless Steel Whirlpool® Microwave with recirculating fan above range
- Stainless Steel Whirlpool® multi-cycle dishwasher
- Stainless steel single bowl undermount sink
- Kohler® polished chrome pull out faucet
- Garbage disposal under sink
- Water line for icemaker hook up

## *Luxurious*

### **INCLUDED BATHROOM FEATURES**

- Tiled walls with corner shelf and fiberglass pan in Primary Bathroom 1 shower
- 13 x 13 Ceramic tile floor (excluding optional finished basement)
- Oversized vanity mirror
- Double bowl vanity in Primary Bathroom (per plan)
- Kichler® brushed nickel lighting
- Kohler® family of brands anti-scalding chrome tub/shower faucets
- Kohler® family of brands chrome lever handle vanity faucet
- Cultured marble sink and vanity top
- Exhaust fan/light combo (in select bathrooms)
- Comfort Height® elongated commode
- Comfort Height® vanities

## *Energy Efficient*

### **INCLUDED HOME FEATURES**

- Each home tested and certified with independent energy audit
- Forced air heating with 90+ % efficiency
- R-19 total wall insulation and R-40 ceiling insulation (R-38 in volume ceilings)
- Expandable foam installed at all exterior penetrations
- SEER2 central air conditioning and 90% efficiency furnace
- Low-E double hung insulated tilt-in windows with screens
- Energy efficient tankless water heater
- 200 AMP electric service
- Naturally vented roof soffits with ridge vent
- Therma-Tru® fiberglass front door with core insulation
- Zoned damper control for loft homes
- LED bulbs in select fixtures





## Custom and Personalized

### SELECTIONS

We want you, as a Traditions of America homeowner, to be able to custom-design your home to fit your needs, wants, and desires. Our on-site, professional Design Consultants will help you customize your new home, and our *DreamHome* Program gives you the ability to move non-load bearing walls and make other modifications beyond our included offerings to fit your style and your life.

#### Interior Upgrades

- Sunroom, Screened Porch, and room extensions
- Wood and metal stair spindles
- Energy efficient fireplace with slate, marble, stone, or granite surrounds, and painted or stained mantels
- 10' Ceiling on first floor (excluding garage)
- Customized closet storage systems
- Built-in cabinetry
- Whole home humidifier / electrostatic air purifier
- Chair rail, crown molding, wainscoting, and bead board
- Kitchen backsplash, farmhouse style sink, composite sink
- Under-cabinet LED tape lighting
- Kohler® whirlpool tubs, designer showers, and much more
- Additional recessed lighting, ceiling fans, designer fixtures, and much more
- Smart home options including security, home theater, and audio systems
- Additional paint color options

#### Product Upgrades

- Granite, Cambria®, Silestone®, and Deckton® quartz countertops
- Gourmet appliance upgrades
- Mannington® Hardwood and Shaw® eco-friendly Luxury Vinyl Flooring
- Kohler® upgraded faucets
- Medallion® cabinetry with a diverse range of design options
- Shaw® upgraded carpet and padding
- Emser® tile

#### Exterior Upgrades

- An array of elevations and garage configurations
- Covered Porch or deck
- Brick and stone facades
- Enhanced Therma-Tru® front doors
- Kichler® exterior light fixtures
- Gas line for future grill
- Brick, stone or tile paver patios
- Built-in gas firepit
- Outdoor Kitchen

#### Easy Living Options

- Grab bars
- Electrical – Rocker switches, stair lighting, and floor outlets
- Low-maintenance decking and railing
- Roll-in showers
- Hand held shower heads
- Custom kitchen layouts
- Smart Home options and home security
- Whole home generator (per community)



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Details and specifications may vary per community and floorplan, and may change at any time without notice; See New Home Counselor for details.  
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