



**HOLIDAY BUILDERS**

*Homes built with heart*

# CHANDLER HALL

## QUALITY FEATURES

### IMPRESSIVE EXTERIORS

- Engineered Wood Trusses
- Solid Stick Built Framing
- Mono slab foundation
- Premium 25 year asphalt shingle
- 7/16" OSB roof sheathing
- Maintenance Free Vinyl siding
- Aluminum fascia and vinyl soffit
- 3' x 7' Rear Concrete Pad
- Energy efficient Low – E dual pane insulated windows w/ easy tilt and clean system
- Colonial style grids on front elevation
- Concrete driveway up to 640 sq ft (if applicable)
- 2-car garage w/raised panel steel garage doors
- Sodded yard in front & sides. Seed & straw in rear yard
- Designer landscape package
- Two outside hose bibs with backflow preventer
- Two weatherproof electrical outlets (front and rear)
- Designer Fiberglass Rustproof Insulated 6 Panel front entry door
- Picture framed concrete finish on flatwork

### ELEGANT INTERIORS

- 9' ceilings on 1st floor w/ smooth ceilings throughout (per plan)
- Archways and wall/picture niches (per plan)
- Armstrong® resilient non-wax vinyl flooring in Foyer, Kitchen, Baths, and Laundry.
- Stain resistant wall-to-wall carpeting w/ 6# cushioned padding
- Kwikset® Brushed Nickel door hardware
- Two TV and Two Phone Outlets
- Progress® Designer Brushed Nickel lighting package (including Dining Room Light)
- All rooms structurally blocked for ceiling fans
- Ventilated wire shelving for easy maintenance
- 5 1/4" Baseboard throughout
- Designer 2 panel Arch Smooth or Cheyenne interior doors w/ bi-swing closets
- Sherwin Williams® Interior paint w/choice of colors

### GOURMET KITCHENS

- Armstrong® 36" Exquisitely crafted recessed panel wood cabinets
- Whirlpool® Electric Smooth Top Range
- Whirlpool® Dishwasher
- Whirlpool® Range Hood
- Granite countertops - 3CM
- Ice maker line
- Moen® Upgraded Faucet with Sprayer
- Double compartment under mount stainless steel sink

### LUXURIOUS BEDROOMS & BATHS

- Sterling by Kohler® easy care bath and shower units
- 5' Shower with linen closet in Master Bath
- Tub /Shower Combination in Secondary Bath
- Granite countertops - 3CM
- Exhaust Fans in all bathrooms
- Linen closet (per plan)
- Brushed Nickel wall mount towel bars and tissue holders
- MOEN® faucets
- Elongated toilets

### ENERGY SMART FEATURES

- Digital programmable thermostat
- Energy efficient gas furnace with 13 S.E.E.R rated A/C system
- AC vents in walk-in closets
- R-30 blown insulation in ceiling, R-13 in exterior framed walls
- Insulated HVAC ductwork
- Energy efficient 10-point window and door installation process
- All exterior doors and windows weather-stripped
- Doors sealed and on all six sides to reduce warping
- Water Resistant house wrap barrier
- Quick Recovery 50 Gallon gas hot water heater
- GFI receptacles in baths, kitchen & garage
- 220 volt dryer outlet/Dryer vented to outside
- 200 amp electric service
- Square D® QO commercial quality circuit panels
- Water conserving toilets, faucets and shower heads
- Recess "no – drip washer connections
- Pex water lines

### CONVENIENCE & PROTECTION

- Twice the Warranty – TWO full years of Holiday Builders Coverage
- Bonded Builders 10 year Limited Structural Warranty
- Sentricon® renewable termite bond
- Deadbolts on all exterior swing doors
- All surveys for standard homes sites
- Smoke detectors per code
- Carbon Monoxide detector on each level of home
- On-site color and design selections

\*Features may vary depending on home selected and are "per plan" and per community. Availability, features, amenities, specifications, plans, dimensions and designs vary per plan and are subject to change or substitution without notice by seller. Holiday Builders. 04/01/11.

