



# Lin-Mar Homes

at Cool Springs

## STANDARD FEATURES

### Exterior

- 30 year architectural roof shingles with ridge vent
- Insulated Low-E high efficiency windows with screens
- Poured concrete foundation
- Deluxe raised panel 16' x 8' insulated prefinished steel garage door with opener and remote
- Frost-free exterior hose bibs (2)
- Maintenance free exterior with aluminum trim and gutters
- 7/16" OSB wood roof and wall sheathing (all models)
- 6" bead edge vinyl siding
- 6' sliding glass door-rear on the first floor (per plan)
- 2 car full length concrete driveway
- Exterior house wrap (all models)
- Exterior GFI outlets (2)
- Therma-Tru Smooth-Star fiberglass raised panel entrance door with sidelights (per plan)
- Shutters per plan, front elevation
- Dead bolt on entrance door

### Interior

- 9' first floor ceiling height with 42" kitchen cabinets
- Recessed medicine cabinets in full bathrooms (per plan)
- Designer pedestal sink in powder room
- Custom two tone paint with white ceilings
- Pre-wire for cable and phone in family room & bedrooms
- Deluxe light fixture package
- Engineered TJI floor system 11 7/8" high

- 25/32" solid oak hardwood floor in foyer, kitchen and powder room (per plan)
- Gas heat with high efficiency 13 seer air conditioning
- Pre-finished stained oak interior rails with stained or painted balusters
- Brushed nickel interior door hardware including hinges
- Deluxe GE appliance package including stainless steel range, dishwasher and micro-hood
- Ice-maker rough in
- Kitchen island and pantry (per plan)
- 80 gallon gas power vent hot water heater
- Recessed lights kitchen and hallways (per plan)
- All windows include wood jambs and casing
- 3/4" OSB T & G sub floor glued, nailed and screwed
- Upgraded carpet with deluxe 1/2" rebond pad
- Deluxe colonial trim package with 6 panel doors, chair rail, panel and crown molding in dining room
- Lever lock interior door hardware
- Wood shelving and closet pole w/steel supports
- Electric dryer hook up
- Aristokraft kitchen cabinets and vanities with granite kitchen countertops and cultured marble vanity tops
- Dryer vent and washer safety pan

### Warranty & Customization

- 10 year Quality Builders Warranty program
- Pre-settlement home orientation
- Pre-drywall meeting
- Floor plan customization; have your home built your way by Lin-Mar homes



[Lin-MarHomes.com](http://Lin-MarHomes.com) / 410-287-2008

Although all illustrations and specifications are believed correct at time of publication, accuracy cannot be guaranteed. All dimensions are approximate. The right is reserved to make changes without notice or obligation.

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