

1309 Howell's Grove



Custom Design
Main Level Walkout
5,178 SF

COMPASS

WATERFORD
— HOMES —

WG
WIELOCH | GOLDSTEIN

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QUALITY FEATURES

Interior Design Features & Specifications

- Open Floor Plan Concept with Extended Sight Lines Throughout
- 3 Car Garage with Flake Finish
- 10' First Floor, 9' Second Floor Ceilings
- Vaulted Ceilings in all Bedrooms
- Isokern Ventless Fireplaces (2)

Gourmet Kitchen & Scullery

- Thermador Built-In Panel Ready 30" Freezer (T30IF905SP)
- Thermador Built-In Panel Ready 30" Refrigerator (T30IR905SP)
- Zephyr 48" Monsoon II Hood Liner (AK9346BS)
- Thermador 48" Gas Range (PRG486WDH)
- Thermador 30" Professional Combination Wall Oven (POM301W)
- 2 Thermador Panel Ready Dishwashers (DWHD560CPR)
- Thermador 24" Panel Ready UC Double Drawer Refrigerator (T24UR905DP)
- Thermador 24" Panel Ready Wine Cooler (T24UW905RP)
- KitchenAid 15" Panel Ready Ice Maker (KUIX535HPA)
- Custom Hood
- Upgraded Countertops & Sinks
- Custom Cabinetry and Countertop in Scullery

Flooring

- Engineered Hardwood Floors in All Non Tile Areas
- Tile to Ceiling in all Shower & Tub Areas
- Stone Top on Covered Porch & Grill Porch

Exterior Design Features & Specifications

- Painted Brick Transitional Design w/ Stucco Front Porch
- Pella Lifestyle Aluminum Clad Windows & Doors
- Large Covered, Screened Rear Patio with T&G Ceiling and Fireplace
- Indoor/Outdoor Bar with Bi-Fold Window
- Architectural Fiberglass Roof Shingles w/30 Yr Warranty
- Custom Wood Garage Doors
- Professionally Landscaped and Irrigated Yard

Plumbing

- Navien Tankless Water Heaters
- Delta / Brizo Fixtures Throughout
- Whole Home Water Softener
- Whole Home Carbon Filter
- Reverse Osmosis System (4 Drops)
- Freestanding Tub in Master Bath
- Oversize Master Shower with Dual Shower Heads & Rain Head
- Frameless Glass Shower Enclosures (All Showers)
- Comfort Height, Elongated Toilets Throughout

Heating & Cooling

- Zoned High-Efficiency Heat Pumps
- Smart Thermostats for Climate Control (3)
- Spray Foam Insulation in Attic, R-19 in Vaulted Ceilings and Basement Ceiling and Spray Foam Exterior Walls
- Energy Star Pella Aluminum Clad Windows (Fixed & Casement Windows Throughout)

Smart Home Features

- Home Automation Hub by Epic Innovations
- Upgraded Whole Home Pre-Wire Package (see Low Voltage Plans)
- Smart Thermostats
- Expandable Platform with Additional Smart Home Options Available

Cabinetry

- Custom Cabinetry Throughout
- Custom Closets in all Closet Areas

Master Bath

- Custom Cabinetry
- Oversize Walk-in Shower with Wall Mount Shower Head, Handheld and Rain Head
- Designer Framed Mirrors
- Freestanding Tub
- Designer Wall and Floor Tile

Trim Details

- 10" Flat Baseboard Throughout
- Simple Window and Door Casing Throughout
- Custom Closet Shelving in All Closet Areas
- Custom Metal Hand Rail
- Custom Mud Room Benches with Cubbies and Doors
- White Oak Stair Treads
- Custom Trim Accents per Design Visual

Energy Efficient & Safety Features

- Personalized Lighting Fixture Package
- Upgraded 400 Amp Electrical Panel
- 4" Mini Recessed Can Lighting
- Family Room & All Bedrooms Pre-wired for Overhead Lights & Fans
- Decora Rocker Wall Switches
- 220V Electric Outlets for Dryer in Laundry Room & Electric Car in Garage

Customer Service Commitment

- One Year Builder Warranty on Materials & Workmanship
- HBW 2-10 Home Buyers Warranty
- Built-In Pest Control System w/ Renewable Warranty
- Pre-Construction Consultation with Builder
- Electrical Walk with Builder for Option Verification
- Professional Interior Design with Natalie Crosby Consulting
- Certified Professional Homebuilder

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**QUALITY
FEATURES**

For the construction of your luxury home, the following allowances have been provided to give you the flexibility to select high-end materials and finishes. These allocations ensure that your home is crafted to meet your personal style and preferences.

Cabinetry: \$100,000

Custom cabinetry with premium finishes, soft-close hardware, and tailored storage solutions. Allowance includes cabinet hardware (Installed)

Countertops & Bath Sinks: \$35,000

Choose from luxury materials like quartzite, porcelain, granite, quartz, marble, or rare stone surfaces. Includes square undermount vanity sinks (Installed)

Fireplaces, Hearths, Surrounds, & Mantels : \$25,000

High-end fireplaces, hearths, surrounds, and mantels from premium brands, with upgrade options available for custom designs. Allowance includes all finishes on fireplace walls i.e. trim / stone / tile etc (Installed)

Appliances: \$42,000

Includes Thermador Package as Described on Quality Features (Installed)

Hardwoods: \$42,000

Includes wide plank engineered hardwoods in all non-tile areas (Installed)

Tile: \$47,500

Custom tilework with various tile manufacturers to choose from (Installed)

Plumbing Fixtures: \$18,000

Luxury plumbing fixtures throughout. Allowance includes all plumbing fixtures, sinks, disposals, toilets, valves and drains (Materials)

Mirrors: \$4,000

Choose from various options (Installed)

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Light Fixtures: \$35,000

Designer fixtures from premium brands, with upgrades available upon request for custom lighting designs (Materials)

Low Voltage: \$8,000

Expandable Platform with Additional Smart Home Options Available

Closet Systems: \$20,000

Custom-built closets with premium shelving, drawers, and organizational systems for closets.

Recessed Can Lights - 60 Cans

Verse Mini 4" LED Downlights (Materials)

Landscaping & Irrigation: \$60,000

Professionally designed landscaping and irrigation systems, with upgrade options available for enhanced customization and efficiency

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W A T E R F O R D
— H O M E S —