

# INCLUDED FEATURES



## Exterior

- Two-car garage with asphalt driveway
- CertainTeed® designer solid color vinyl siding with stone (per elevation)
- Low-maintenance, architecturally detailed exteriors
- 30-year warranted GAF roofing with ice and water shield
- Seamless aluminum gutters and leaders
- Outside weather resistant electrical outlet front/rear
- Frost-free hose bibs at garage/rear
- Insulated raised panel entry door with weather stripping, adjustable threshold and keyless-entry deadbolt smart lock compatible with the smart home touchscreen hub
- Low-maintenance raised panel aluminum garage doors with top windows
- Exterior lights at garage, front porch, and rear patio. Smart switches compatible with the smart home touchscreen hub for garage and front door.
- Concrete pathway to front door
- Sodded yards with sprinkler system

## Interior

- Spacious, open floor plans with 9' ceilings on the first floor
- Full basement with optional 9' ceilings (Homesite Specific)
- Progress® designer brushed nickel light fixtures
- Mannington® Restoration wide plank laminate flooring throughout first floor
- DreamWeaver carpet in upper hall/loft and all bedrooms
- Staircase with solid oak handrail/treads and painted balusters
- Walk-in closet in primary bedroom and some secondary bedrooms (per plan)
- Abundant closet space with ventilated vinyl coated wire shelving
- Laundry room with sink and ceramic tile floor
- 2-panel colonial Masonite® interior doors with brushed nickel hardware throughout
- 1 CAT-6 and 1 COAX cable outlet in great room
- Smart home touch screen hub
- Front entry door chime
- Interior walls painted in City Loft by Sherwin-Williams®, trim in semi-gloss white
- Attic pull-down stairs with platform
- Garage door opener
- Unfinished basement includes rough plumbing for future bathroom, wet bar & egress window

## Kitchen

- Furniture-quality Century Cabinetry® in white with 42" upper cabinets and a center island with USB outlet
- Granite countertops
- Stainless-steel undermount sink, polished chrome faucet and garbage disposal
- Stainless-steel kitchen appliances:
  - Whirlpool® self-cleaning oven with sealed burners
  - Whirlpool® microwave with direct vent to outside
  - Whirlpool® built-in dishwasher

## Baths

- Ceramic tile flooring and tub/shower walls (excludes powder room)
- Walk-in shower with 5' tile shower pan in primary bath
- Granite vanity countertops (double sinks in primary bath), Century Cabinetry vanities
- Kohler® single-lever handle sink faucets in polished chrome
- Kohler® anti-scalding shower or tub faucets in polished chrome
- Kohler® Sterling® brand elongated, comfort height toilets and 5' hall bathtub in white
- Exhaust fan
- Progress® designer lighting in polished nickel

## Energy Efficiency/Climate

- Zero Energy Ready Home certified—rigorous requirements by the Department of Energy that ensures outstanding levels of energy savings and durability
- Central-air conditioning with 16 SEER high-efficiency condensers
- Natural gas forced-air heating with 95% AFUE high-efficiency furnace
- Broan ERV (Energy Recovery Ventilator) pulls fresh, clean air into the home and takes out stale/unclean air
- Single-hung thermal insulated, vinyl Low-E glass windows with screens
- 200-amp electrical service
- Outlet in garage for future car charger
- High-quality fiberglass insulation: R-21 in exterior walls, R-49 in attic
- Rinnai® tankless high-efficiency gas hot water heater with 5-year warranty
- Interior Energy Star® 100% LED bulbs
- Conduit in attic for future solar panel use
- Z-wave™ climate control day/night automatic setback, 2-zone, one-unit thermostats (first floor/second floor), compatible with the smart home touchscreen hub
- Ridge (per plan) and soffit vents to maximize roof ventilation including louver vents on roof

## Safety/Quality Construction

- Centrally wired smoke and carbon monoxide detectors with battery backup
- Ground fault interrupt (GFI) safety outlets in kitchen and baths
- 10-year warranty by 2-10 Home Buyers' Warranty

In addition to the features above, Heritage at Manalapan offers a wide array of upgraded features to make your home even more personalized to you. Features are subject to errors/omissions/changes. Please see Sales Manager for details. Effective 12/23/25.