



City Side

THE SILLIMAN CITYSIDE STANDARDS

The very finest in luxury features

INTERIOR APPOINTMENTS

- 42" "Cosmos" gas fireplace with bronze or black trim, or Modern Flames AL40CLX 40" electric fireplace (per plan)
- Tile or Wood Floors in Grande Room, Living Room, Dining Room, Family Room, Gallery, 1st floor hallways, Kitchen & Family Dining & Bathrooms (per Plan)
- Home Theater pre-wire in Family Room (stereo components not included)
- Four pair of speakers with individual volume controls pre-wired to your personal sound equipment location
- Audio base cabinets flanking fireplace in Great Room (per plan)
- Double stepped Dining Room soffit with crown molding (per plan)
- Granite vanity tops in secondary baths with china undermount bowls
- Moen® "Eva" brushed nickel vanity fixtures in secondary baths
- Painted wood shelving in all closets and pantry
- Security system wired to all operable doors and windows with two motion detectors and two keypads
- Selection of iron or wood entry doors "per plan"
- 2nd story sub-floors finished with lightweight concrete offering stability and sound resilience
- Sentricon® termite colony elimination system
- All tubs and shower wall tile installed over cement backer board
- Professional interior design assistance to coordinate all interior and exterior color selections (sixteen hours)
- Crown molding in Grand Room, Living Room, Dining Room, Family Room, Gallery, 1st floor hallways, Kitchen & Family Dining, Master Bedroom & Bathroom, and 2nd floor Rec Room
- Wood cabinetry vanities in secondary baths
- Eight foot high interior pre-hung doors downstairs and upstairs, with Baby Howe casing
- 5-1/4" baseboards
- Niche details and plant shelves (see individual plans)
- Carpeted stairways with iron balusters and stained wood handrail (two story models)
- Designer knockdown texture on all walls and ceilings
- Rounded drywall corners throughout except window returns

- Kwikset® Titan series non-tarnish exterior locks in a variety of designs
- Bronze finish interior door locks and hardware
- All Bedrooms, Family Room and porches pre-wired for ceiling fan with separate switch for light
- A combination of 12 CAT5 or RG-6 wires for phone, TV or internet to a central location
- One floor outlet in Family Room
- Laundry tub in wood base cabinet and granite top
- Wiring for electric dryer
- Five feet of wood upper cabinetry over washer and dryer plus hanging rod over laundry tub
- Luxurious stain resistant carpets available in a wide variety of styles and colors over 7/16" 6# rebond padding
- Custom Blended paints featuring:
 - Elastomeric exterior coating
 - Mildew resistant acrylic latex on all fascia and trim
 - Custom blended paint for interior walls
 - Two coat finish on all interior doors, base, and casings

EXTERIOR APPOINTMENTS

- Concrete large 'S' or flat tile roof over plywood sub deck (see elevation)
- The Silliman Homes landscaping package – a trademark of our homes
- Concrete brick driveway, lead walk, front and rear porch
- Concrete brick garage floor or concrete floor with "partial chip" epoxy finish.
- Old world or sand exterior wall cementitious finish
- Raised panel hurricane resistant garage doors with automatic opener, keypad included on detached garages only
- Weatherproof outlets located at front and rear porch
- Gas barbecue port on rear of home
- Fully sodded lawn –St. Augustine sodded lawn is standard, Bahia and Zoysiare available
- Automatic irrigation system with irrigation meter and rain sensor
- Two exterior flood lights

SPECIAL NOTE:

No particleboard is ever used on the structure of any Silliman home!



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Continued

GOURMET KITCHENS

- Bosch® appliance package including:
 - Stainless steel built-in 30" convection oven
 - Stainless steel built-in microwave
 - Stainless steel dishwasher with stainless interior
 - Stainless steel five burner gas cooktop
- Granite countertops with assorted edge selection
- Stained bead board with decorative corbels
- Built-in pull out cabinet with refuse & recycling bin(s)
- Recess panel wood cabinetry in assorted stains and finishes
- Stainless steel undermount kitchen sink
- 1/2 h.p. garbage disposer
- 42" upper cabinets with crown molding
- Island cabinet base with stained end panels
- Front flip trays under kitchen sink
- Moen® 'Camerist' stainless steel faucet w/ soap dispenser
- Ceramic tile kitchen backsplash
- Selection of designer cabinet door hardware
- Under lighted upper cabinets
- Ceramic tile flooring in kitchen and breakfast nook installed over crack suppression setting material

MASTER BATHROOM SUITE

- Granite vanity tops with china undermount bowls
- Moen® "Eva" brushed nickel deck mounted vanity faucets
- Moen® "Eva" brushed nickel deck mounted roman tub valve
- Moen® "Eva" brushed nickel shower trim
- Ceramic tile flooring, tub deck, and shower walls
- 6' matte finish cultured marble designer Roman tub
- Hardwood vanity cabinets with sit down makeup area (see individual plan)
- Crown molding at ceiling line
- Vanity length mirror with designer selected lighting
- Painted wood shelving with stack of shelves

ENERGY APPOINTMENTS

- Hybrid electric heat pump water heater (or natural gas HWH if natural gas is available)
- Open cell spray foam insulation in exterior frame walls
- Open cell under roof deck spray foam insulation offering superior air sealing and thermal performance
- Fi-foil insulated masonry walls
- Carrier® 15.0 Seer high efficiency heat pump
- High performance insulated Low 'E' glass bronze frame aluminum windows
- High performance insulated Low 'E' glass bronze frame aluminum sliding glass doors (insulated glass only in French doors)
- Rain sensor on irrigation controls
- Piping for propane (or natural if available) gas to cooktop, barbecue port, dryer & fireplace (if chosen)

NOTE:

Buyer is responsible for propane tank and gas service if natural gas is not available.

