



# THE SILLIMAN MANOR STANDARDS

THE VERY FINEST IN LUXURY FEATURES



## CUSTOM POOL & SPA PACKAGE INCLUDING:

- ❧ 14' x 28' pool
- ❧ 6'x6' spa with 250,000 BTU natural gas heater
- ❧ Travertine deck with 1,200 sq. ft. allowance
- ❧ Aluminum perimeter fence for back yard w/ two gates
- ❧ Child protection fence and/or window & door alarms
- ❧ Gutters on house in pool area

## 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
- ❧ Custom built in cookbook shelves or wine rack
- ❧ Stained bead board with decorative corbels
- ❧ Built-in Pull out cabinet with refuse and recycling bins
- ❧ Recess panel wood cabinetry in assorted stains and finishes
- ❧ Stainless steel undermount kitchen sink
- ❧ 1/2 hp garbage disposer
- ❧ 42" upper cabinets with custom crown molding
- ❧ Island cabinet base with flush 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 or travertine 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 stacks of shelves

## ENERGY & HEALTHY LIVING APPOINTMENTS

- ❧ Rinnai® natural gas fueled tankless hot water heater
- ❧ Low 'E' insulated glass in all windows and sliding glass doors (insulated glass only in French doors)
- ❧ 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 with electronic fresh air damper system
- ❧ Double pane insulated Low 'E' glass bronze frame aluminum windows
- ❧ Double pane insulated Low 'E' glass bronze
- ❧ Rain sensor on irrigation controls

## INTERIOR APPOINTMENTS

- ☞ 42" "Cosmos" gas fireplace with bronze or black trim
- ☞ Tile 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
- ☞ Double stepped dining room soffit with crown molding
- ☞ Granite or travertine 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 ¾" lightweight concrete offering stability and sound resilience
- ☞ Secondary deadbolts on all sliding glass doors 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 (eight hours)
- ☞ Crown molding in living room, dining room, kitchen, breakfast nook, family room, 1st floor hallways, master bedroom & bathroom, and 2nd floor rec room
- ☞ Wood cabinetry vanities in secondary baths
- ☞ Eight foot high interior pre-hung doors downstairs, 6'8" high interior pre-hung doors upstairs
- ☞ Wide profile 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

- ☞ A combination of 12 CAT-5 or RG-6 wires for phone, TV or internet run to a central location
- ☞ One floor outlet
- ☞ Laundry tub in base cabinet and Formica® top
- ☞ Dryer hookup for either electric or natural gas
- ☞ Five feet of laminate 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" 6lb. padding
- ☞ Custom Blended paints featuring:  
Elastomeric exterior coating
- ☞ Mildew resistant acrylic latex on all fascia and trim
- ☞ Custom stained entry door
- ☞ 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 communities
- ☞ 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
- ☞ Solid brick window sills on front and side of home
- ☞ Solid "Cypress" crown moulding fascia on "Spanish Colonial" elevations
- ☞ "Authentic" stone accents on "Tuscan" elevations (not cultured stone)
- ☞ Rustic cedar window headers (see individual plan)
- ☞ Raised panel hurricane resistant garage doors with automatic opener
- ☞ Weatherproof outlets located at front and rear porch
- ☞ Natural Gas barbeque port on rear of home
- ☞ St. Augustine sodded lawn
- ☞ Automatic irrigation system with irrigation meter and rain sensor
- ☞ Two exterior flood lights
- ☞ Recessed ceiling lighting on front and rear porch

Special Note: no particleboard is ever used on the structure of any Silliman home!

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