



The Cottages at Daves Creek

Included Features

In addition to the abundant features included in all Fidelis Signature Homes, our residents will enjoy a sense of community and beauty with professionally designed and landscaped common areas featuring lovely parks, maintenance-free private and shared outdoor living areas.

Interior Details

- Vaulted and/or ten foot ceilings on the Main Level (per plan)
- Secondary Bedrooms Vaulted Hardwood Floors throughout the Main Level 3" Red Oak (except bedrooms)
- Custom designed fireplace and mantel with your choice of brick, stone or tile; 42" firebox and convenient gas log lighter
- Generous trim package including 8" base, 5" crown and 4" door casings in Main Areas with special millwork and trim features (per plan)
- Open rail stairways with full wood treads and landings, and choice of pickets (main to second floor) including wrought Iron Pickets
- Classic or craftsman style, smooth paneled interior doors with choice of dark and light paint colors
- Choice of Antique Pewter and Oil Rubbed Bronze "egg" knob door hardware
- Stain resistant carpeting₁ with re-bond pad
- Tiled₁ laundry room
- Recessed down lights and accent lights included (per plan)
- Ceiling fans pre-wired in Great Room, Master and Secondary Bedrooms
- Personalized Lighting Package with \$2,500 allowance
- Smoke detectors on every floor and room
- Ventilated vinyl clad shelving in secondary bedrooms and pantry closets; double hung one wall of Master Closets
- Structured wiring package for Data/ CATV/ Telephone
- Security System pre-wire installed (per plan)
- Pre-Wired for Speaker System in 3 locations (per plan)
- ARC Fault Breaker per bedroom
- Smart Home Package Available
- Professional Landscaping Including Zoned Irrigation

Kitchen

- Fine custom cabinetry with several choices of door styles and finishes, featuring 42" wall cabinets, full depth refrigerator, cabinets, and paneled cabinet ends and backs
- Recessed can lighting (per plan) and pre-wiring for under cabinet lighting
- Generous choice of granite counter tops and tiled back-splashes
- Professional style stainless appliance packages from Whirlpool including:
 - 30" double oven, stainless or 30" Convection
 - Built-in microwave
 - 36" five burner gas cook top with cast Iron grates
 - 36" stainless steel canopy hood
 - Tall tub stainless Energy Star Qualified dishwasher
- Under mount Stainless Steel Sink with pull-out faucet by Moen
- 1/3 HP garbage disposal
- Ice maker line

Master Bath and Powder Bath

- Generous trim package matching Main Level trim
- Raised rim acrylic soaking tub and separate tiled shower with built in shampoo niche and framed glass
- Tiled floors₂, shower and tub deck in Master₂; Wood floors₁ in Powder
- Moen 8" spread Brushed Nickel, or Oil Rubbed Bronze Faucet Sets
- Fine custom cabinetry in Master Bath
- His and her under mount sinks in white or biscuit, and choice of Granite₁ countertops, or Kohler pedestal sink (per plan); framed mirror over vanity or pedestal included; furniture style powder vanity base
- Elongated White toilets

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Included Features (continued)

Secondary Baths

- Vanity cabinets with cultured marble counter tops and integral sink, with Moen 4" spread faucets in Chrome
- Porcelain coated steel tub with tiled shower walls and floors
- Elongated bowl toilets in white

Exterior Details

- Charming English and Craftsman inspired cottage design offered with a choice of elevations in Brick, Stone, Shake, and "Hardi-Plank" Siding (per plan); Many elevations include accent details found only in more custom homes
- Two car garages with carriage-style doors; side entry available on limited sites; garage door openers included
- 8' tall solid wood entry doors (per plan) with Antique Nickel or Oil Rubbed Bronze entry set hardware
- Quality double hung SDL windows with customized window muntion patterns coordinated to the style of the home. Window screens included on sides and rear
- Deadbolts on all exterior doors
- Monier Lifetile cedar shake-style concrete roof tiles with a Lifetime, Transferable, Non-Prorated Warranty
- Seamless aluminum gutters and downspouts
- Custom designed concrete patio or pressure treated wood deck
- Two exterior water faucets
- Choice of exterior lighting purchased from the Lighting Allowance
- Two Weatherproof Electrical Outlets
- Professional Landscaping with Sod in Front, Side and Rear Yard (per plan)
- Decorative Cast Aluminum Mailbox
- Fully maintained lawn
- Mandatory Membership in HOA

Energy Efficient Features

- Insulation - R-38 in Attic and Garage Ceilings, R-19 in Vaulted Ceilings, R-13 in Walls, R-10 in Basement Low-E Wood Insulated Glass Windows
- High Efficiency 50 Gallon Natural Gas Water Heater
- 13 Seer Electric Central Air Conditioning
- Dual HVAC Systems with Two Programmable Thermostats for Maximum Climate Control Efficiency
- Energy Star dishwasher

Quality Builder

- HBW 2-10 Year, Insured & Transferable Warranty
- Pre-Construction meeting and Pre-Sheetrock Site Walk with Builder
- New Home Orientation with Builder
- Personalized selections from Included and Optional Features

1. From Design Studio Level 1 Selections
2. From Design Studio Level 2 Selections
3. From Design Studio Level 3 Selections

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All information is believed to be accurate, but not warranted. Subject to errors, omissions, changes and withdrawals without notice. Per Plan: Features and details will vary per home plan and as-built conditions.
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Phone: 678-965-6006 Fax: 678-965-6007 www.Fidelis-Homes.com