

# Trilogy® Lake Norman Included Features:

## Energy Efficiency

- Batt insulation with R-15 value in walls, R-38 in ceilings
- Carrier® energy efficient, 14 SEER air conditioning with digital programmable thermostat
- Carrier® natural gas, 92% AFUE furnace
- MI™ windows & doors, dual pane Low-E vinyl windows
- Natural gas service to every home
- Energy-efficient compact fluorescent CFL lighting in garage and closets
- Energy-efficient, 50-gallon electric water heater
- Energy-efficient off-ridge attic vents for attic ventilation
- Low flow Moen® faucets

## Quality Construction Features

- Engineered wood frame construction
- Engineered roof trusses
- Reinforced concrete patios, including vapor barrier and patio screen ready edge design
- LP SmartSide® engineered wood siding
- GAF Timberline® Natural Shadow™ 30-year architectural shingles
- Schluter®-KERDI Waterproofing system behind tile walls in wet areas
- REHAU® PEX water line plumbing
- Monolithic slab foundation system
- Garage door opener with 2 remotes
- Hard wired smoke and carbon monoxide detectors with lithium batteries
- Tempered glass in sliding doors, side lights and shower doors
- Pressure balanced plumbing control valves
- Structured wiring panel which accommodates internet capabilities with available fiber optic service and includes 3 TV and 2 phone/data connection lines
- 4" gutters and downspouts, per plan

## Decorative Interiors

- Spacious and dramatic 10' ceilings on main level, 9' ceilings in optional loft (per plan)
- Carpet in a choice of designer colors in bedrooms, den, dining and great room

- Kwikset® exterior and interior door hardware
- 2-panel 8' interior doors
- Square interior corners
- Continuous closet shelving with vinyl-coated ventilated shelves
- Luxury vinyl plank in foyer, kitchen, laundry and sunroom (per plan)
- Decora® rocker electrical switches
- Decorative light fixtures
- 5 1/4" designer baseboards, windowsill and apron
- Smooth finish walls and ceilings with Sherwin-Williams® paint in Divine White
- Wellborn®, recessed panel, maple, lower cabinets in your choice of three colors included in SmartSpace™ or laundry room (per plan) with laminate counter tops

## Distinctive Exteriors

- Thoughtfully designed exterior elevations using 5 sided architecture trademarked to Shea Homes®
- Designer selected exterior color palettes
- 8' Masonite® elegant front entry door
- Architecturally integrated exterior finishes and outdoor spaces including oversized covered porches and front patios
- Picture frame, broom finish concrete on driveway, entry walk, covered porch, and patios
- Fescue sodded, front, side and rear yards
- Decorative front yard landscaping package with a decorative tree, evergreen shrubs and ornamental grasses placed in hardwood mulch beds
- Two frost-proof garden hose connections
- Three weatherproof GFI duplex outlets
- Designer exterior lighting fixtures
- Vinyl soffits and porch ceilings

## Contemporary Kitchens

- Custom stainless steel GE® appliance package (per plan)
- InSinkErator™ 1/2 HP garbage disposal
- GE® above range microwave (per plan)

- GE® energy-efficient dishwasher
- GE® free standing gas range
- Moen® single handle faucet with integral sprayer
- Pantry closet with vinyl-coated ventilated shelves (per plan)
- Wellborn®, recessed panel maple kitchen cabinets in your choice of three finishes
- Upgraded cabinetry with 42" upper cabinets with crown molding and roll out trash and recycle bin (per plan) with 1 utensil divider and soft close drawers
- 3 cm granite slab countertops with flat eased edge and 4" backsplash in your choice of 3 colors
- Stainless steel undermount 50/50 sink
- Recessed lighting in kitchen (per plan)
- Water supply at refrigerator bay

## Luxurious Bathrooms

- Oversized Roman tub (per plan)
- Tile shower enclosure with clear glass door in master bath (per plan)
- Cultured marble, dual raised vanity with integral bowls in master
- Gerber® elongated, comfort height commode in all bathrooms
- Sterling® Vikrell® Tub with integral walls in guest bath (per plan)
- Cultured marble vanity with integral bowl at guest bath
- Gerber® pedestal sink in powder room (per plan)
- Decorative light fixtures in all baths
- Full-width 42" high vanity mirrors
- Maple cabinetry
- Decorative Moen® plumbing fixtures with matching bath accessories
- 13" x 13" ceramic tile flooring in bathrooms in choice of 2 designer colors

Effective: 10.9.17



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