

## RESERVE AT GINGER WOODS

The following quality features are standard and included in all Ginger Woods Group, LLC homes:

### INTERIOR FEATURES

- + Shaker style flat panel Maple doors with 42" Upper wall cabinets, crown molding, soft-close dovetail drawers in Kitchen & Butler Pantry (butler per plan) Cabinet Hardware
- + Custom Kitchen with Built-in Whirlpool stainless steel appliances; 30" Double oven, 36" Sealed 5-burner gas cooktop, Dishwasher & 36" Stainless Steel Broan Vented Hood
- + Granite counter top; Kitchen, Island & Butler Pantry (per plan)
- + 9' first floor ceilings
- + Recessed light over Kitchen sink & master tub
- + 2 pc. Crown in Living Room (painted)
- + 2 pc. Crown with chair rail & panel mold in Dining Room (painted)
- + Custom Oak stairs with carpet runner Stained Oak railings & spindles at stairs and all overlooks
- + Direct vent energy efficient fireplace with remote control starter Includes brick face, flush hearth & stained mantle
- + Schlage Flair Lever Handles with Satin Nickel (#619) finish on all door hardware Six panel colonist solid core smooth doors
- + Larger painted 5 1/4" base and 3 1/2" casing (excludes closets, laundry/mudroom, secondary bedrooms & baths, pantry) 3 1/2" casing around interior windows Large walk-in closets in Master Suite Central Air Conditioning 9 Foot Pour Basement (Full Basement per specifications, No crawl space) 200 AMP electrical service
- + Oak floors in Foyer, Kitchen, Dinette, Dining Room, Lower Hall & Powder Room & Mud Room (if applicable)
- + Ceramic tile flooring in Laundry Room
- + Ceramic tile floors in bath areas (per plan)
- + Low Voltage Wiring with 4 combined TV & phone & 2 additional phone outlets \$1,000 light fixture allowance Smoke detectors on each level of home (incl. all bedrooms) with battery back-up and C.O. detector located on 2<sup>nd</sup> floor

### PLUMBING

- 42" x 72" white soaking tub (per plan) in Master Bath, separate shower & ceramic tile walls
- 3 pc. Rough-in plumbing in Basement
- Laundry Tub & Laundry hook-up with vent and standpipe (per plan)
- Kohler White Cast iron tub in secondary baths with ceramic tile walls
- Moen Chateau chrome faucets in all baths
- Moen Chateau "posi temp" chrome shower faucets in all Baths
- Cultured marble vanity tops with integral bowl in all Baths
- 16-gauge stainless under mount (8" deep double equal) Kitchen sink
- Ice Maker Waterline in Kitchen & Garbage Disposal

### **+ PLEASE NOTE THESE SPECIAL FEATURES**

**CALL (630) 482-2400 or (630) 253-2976 or visit Ginger**

**Woods Group, LLC website at: [www.faganelhomes.com](http://www.faganelhomes.com)**

Due to our continuing efforts to improve our home plans and provide our customers with greater value, the plans, specifications and dimensions shown on this brochure may vary and are subject to change without notice. All customers should refer to their actual plans and specifications for detailed and final information. This brochure is only intended for information purposes.

(Effective 01-31-17)

### EXTERIOR

- + Maintenance free composite siding (Excluding porches and specialty trim)
- + Brick or Stone exterior front elevation (per plan)
- + Limestone Address Block
- + Architectural Shingles (30 year manufacturer warranty) Maintenance Free aluminum fascia, soffits, downspouts & oversize gutters
- + Fiber Classic front entry door system (sidelights & transoms Per plan)
- + Deadbolts on exterior doors Doorbell chimes front door and back door
- + Pella vinyl single hung windows with advanced Low-E insulating double-pane glass with Argon Gas & screens & Energy Star Rated windows Two exterior GFI electrical outlets Two frost proof sillcocks Outlets for garage door openers Concrete driveway Concrete service walk from front stoop to driveway Garage drywalled, taped and painted
- + Insulated raised panel steel garage door(s)
- + Fully sodded front & side yard, seeded rear & front plantings (excludes Landscape Conservation & Buffer Impact Areas)

### STATE-OF-THE-ART HIGH PERFORMANCE HEALTHY, COMFORTABLE HOMES

#### FAGANEL BUILDERS MILLENNIUM III PACKAGE:

- + Energy Star Certified to guarantee a high performance home
- + CELLULOSE ceiling insulation (R-49 where practical)
- + CELLULOSE wall insulation (R-21 composite wall, where practical)
  - Cellulose increases R-Values
  - Reduces sound transfers
  - Insect & Mildew resistant
  - Fire retardant
- + SIS panels developed by Dow Chemical (for total thermal wrap of house)
- + 95% high efficiency variable speed furnace
- + Energy Recovery Ventilation with HEPA filter (providing efficient, continuous fresh air) 13+ seer air conditioning Day-Night deluxe programmable thermostats High efficiency 75 gallon power-vented water heater
- + Passive radon mitigation with a sealed sump pit
- + Foam sealed
  - Sill plates
  - California corners-allows insulation to be installed into corners
  - All holes through wall plates are sealed with foam preventing air infiltration
- + Delta-MS (Membrane System) Foundation Waterproofing with Revolutionary Foundation Drainage Plane
- + Raised Heel Engineered Trusses (for a tighter, more structurally sound home)
- + Screwed and glued sub-flooring 1<sup>st</sup> & 2<sup>nd</sup> floors
- + High vents on 1st & 2nd floor
- + Honeywell humidifier with "new" water saver
- + Blower door and infra red tests
- + 2 year heat, cooling and comfort guarantees

