



# Robinwood Forest

## AMENITIES

### Energy Saving Features

R-30 Blown Insulation in Ceilings  
R-19 Insulation in Vaults  
R-13 Wall Rating  
Energy-efficient, Electric Hot Water Heater  
Tyvek House Wrap for Air/Water Infiltration Barrier  
13-SEER Central Air Conditioning  
Tan Vinyl Insulated Dual-Pane Windows grids on front windows, clear on sides & rear windows

### Exterior Features

Fiberglass Stained Front Door(s) per plan with Deadbolt  
Two Car Garages with Carriage Style Doors per plan & Garage Door Opener with Two Remotes  
HARDI-PLANK ColorPlus Siding -Limited Warranty per plan, 2nd floor  
Brick Front & Three Sides 1st floor, per plan & Builder's Specs  
Designer Roof Shingles with 30-year Limited Warranty  
Two Exterior Faucets, Location per plan & Builder's Specs  
Front and Rear Weatherproof GFI Outlets  
Concrete Patio, Walks & Driveway  
Porch or Patio size, per plan & Builder's Specs  
Professionally Landscaped Front & 1500 Yards Sod  
Mailbox with Cast Iron Stand  
Gutters on Front of Home with Collectors & Downspouts, per plan  
Garage with Sheetrock & White Paint & 3 1/4 Baseboard  
Door Bell with Chime  
Almond Cream Vinyl Soffit & Aluminum Fascia

### Kitchen Features

Stainless Steel Smooth Top Electric Range with Self-Cleaning Oven, Quiet Wash Dishwasher with Electronic Controls, Microwave & One Half Horsepower Disposal  
Maple Raised Panel Cabinets  
Natural Granite Countertops with Half Bullnose Edge  
Ceramic Tile in Laundry Room, & in Kitchen/Breakfast Area  
Oil Rubbed Bronze or Satin Nickel Pull Out Faucet  
Double Bowl, Extra Deep 8" Stainless Steel Undermount Sink  
24"x30" Cabinet White over W/D

### Bath Features

Jetted Tub in Master Bath, Separate Shower per plan with Tile Surrounds & Decorative Tile Band, Shower Seat per plan  
Thirty Six Inch Vanities & Two Sinks in Master Bath  
Cultured Marble Vanity Tops in All Baths  
Thirty Inch Tub & Shower with Tile Surrounds in other Full Baths  
Ceramic Tile Floors in All Baths  
Elongated Commodes

### Interior Features

Nine Foot Ceilings on First Floor, per plan  
Vaulted Ceilings, per plan  
Oil Rubbed Bronze or Brushed Nickel Door Hardware with Polo knobs  
Raised Two-Panel Style Interior Doors with Slotted Panels & 2 1/4 Inch Door Trim  
Eight Foot Interior Doors Downstairs, Seven Foot Doors Upstairs  
Crown Molding in Entry, Formal Dining, Master Bedroom & Great Room per plan  
7/4 Inch Base Molding First Floor, 4 1/4 " Upstairs  
Front Stairs with "Stained" Oak Treads to Landing, Back Stairs Carpet or Oak Treads to Landing per plan  
Wrought Iron Rail on Stairs, 42" sheetrock wall on balcony/ upstairs walls  
Copper Electrical Wiring  
Complete Security System Finished with Keypad  
Pre-wired for 3 Cable & 3 Phone Outlets  
Smoke Detectors with Battery Back-up  
Designer Lighting Package in Choice of Oil Rubbed Bronze or Satin Nickel Finish  
Oil Rubbed Bronze or Satin Nickel Finish Ceiling Fan in Great/ Family Room, & Master Bedroom per plan  
Blocked & Wired for Future Fan in Secondary Bedrooms  
Pre-Finished Oak Hardwood Flooring in Entry, Dining, Great Room, Carpet in Hallways, Bedrooms, Loft, Bonus  
Thirty Six Inch Fireplace with Mantel  
Interior Wall Paint, 1 color, with Semi-Gloss Trim  
Large Closets with Wood Shelving  
Wall-to-Wall Stain-resistant Carpeting with High Density Pad  
Designer Niches, per plan  
Arched Openings, per plan  
Smooth Walls & Ceilings throughout