



BLACKSTONE ESTATES



I N C L U D E D F E A T U R E S

CLASSIC EXTERIORS

- Seven Distinct Floorplans
- 3 Contemporary Elevations per Plan Creating a Unique Streetscape Appearance
- Designer Pre-Selected Exterior Color Schemes
- Designer Selected Glass Paneled 8' Entry Door to Seamlessly Coordinate with Elevations
- Contemporary Wall Light Fixture at Garage Front
- Spacious Two- and Three-Car Garages
- Garages with Fluorescent Overhead Lighting; Walls Drywalled and Taped
- Garages Prewired for Optional Openers
- Modern Steel Collection Roll-up Garage Doors Coordinating with each Unique Elevation
- Front Yard Landscaping Including Automatic Sprinklers and Drip Irrigation in Choice of Sod Design or Xeriscape Design
- 6' Wood Privacy Fence (per plan)
- Two Exterior Hose Bibs Conveniently Located in Front and Back of Home (per plan)
- 200 AMP Electrical Service Panel

ELEGANT INTERIORS

- Dramatic 9' Ceilings Throughout
- 17x17 Emser Tile Flooring (designated areas)
- Quality Shaw Carpeting (designated areas)
- PPG Interior Paint Scheme

- Birch Cabinetry with Recessed Panel Doors, 36" Uppers, Traditional Overlay and Concealed Hinges
- Bullnose Drywall Corners
- Distinctive Two Panel Smooth-Finish Wood Composite Interior Doors
- Kwikset Entry Handleset and Kwikset Interior Door Hardware in Satin Nickel Finish
- 5 1/4" Baseboards with Coordinating 2 1/4" Door Casing
- Abundant Overhead LED Flush Lighting Throughout
- Decora Light Switches
- Decorator Selected Satin Nickel Finish Light Fixtures (per plan)
- Interior GFCI Circuits in Kitchens, Baths and Garages
- Exterior GFI Circuits Conveniently Located

GOURMET KITCHENS

- Granite Slab Countertops with 6" Slab Splash
- Birch Cabinetry with Recessed Panel Doors, 36" Uppers, Traditional Overlay and Concealed Hinges
- 17x17 Emser Tile Flooring
- Moen Pull Down Chrome Kitchen Faucet
- Energy Saving Stainless Steel Whirlpool Appliances
- Whirlpool Stainless Free-Standing Gas Range with 4 Burners
- Whirlpool Stainless Built-in Dishwasher
- Whirlpool Stainless Microwave over Gas Range
- Undermount Stainless Steel Double Basin Sink with Badger 1/3 HP Garbage Disposal



GOURMET KITCHENS CONTINUED

- Pre-Plumbed for Water and Icemaker at Refrigerator Opening
- Plentiful GFI Wall Outlets at Counter for Easy Appliance Use
- Kitchen Island with Bar Seating (per plan)

LUXURIOUS OWNER'S SUITE

- Spacious Walk-in Closet with Generous Shelving and Single Pole Hanging Space (per plan)
- Shower with Fiberglass Pan and 13x13 Tile Surround
- Soaking Tub with 13x13 Tile Surround
- 17x17 Emser Tile Flooring in Bath Area and Water Closet
- Solid Surface Countertops and Splash
- Dual Sink Master Vanity on Comfort Height Base Cabinets
- Top Mount China Sinks with Moen Two Handle Chrome Faucets, Coordinating Shower Faucet and Tub Filler
- Separate Private Water Closet
- Elongated High Efficiency Toilet in Water Closet
- Full Width Vanity Mirror

DISTINCTIVE SECONDARY BATHS

- Full Width Vanity Mirror
- Solid Surface Countertops and Splash
- Top Mount China Sink with Moen Two Handle Chrome Faucet and Coordinating Tub/Shower Faucet
- Elongated High Efficiency Toilet
- Tub/Shower Fiberglass Insert with Coordinating Shower Rod
- 17x17 Emser Tile Flooring

POWDER BATHS (PER PLAN)

- Pedestal Sink
- Elongated High Efficiency Toilet
- Moen Two Handle Chrome Faucet and Bath Accessories
- Oval Vanity Mirror
- 17x17 Emser Tile Flooring

TECHNOLOGY, SECURITY AND SAFETY

- Base Home Structured Wiring
- Category-5 High Speed Telephone Wiring at Kitchen Area
- RG-6 Coaxial Cable TV Wire at Master Suite and Great Room
- Combination Smoke/Carbon Monoxide Detectors with Battery Back-up in all Hallways; Smoke Detectors in all Bedrooms
- Raised Panel Solid Core Fire Door from Garage
- 30-Year Composition Roof
- Sliding Glass Doors with Tempered Safety Glass
- Interior GFI Circuits Per NEC Codes



ENERGY SAVING FEATURES CONT.

- H2x6 Exterior Wall Around Living Area
- R-38 Ceiling/Attic Insulation over Living Space
- A Total of R-23 Exterior Wall Insulation with Exterior Stucco System
- Insulated Concrete Slabs
- Low E² Energy Efficient White Vinyl Dual Pane Windows
- Water Conserving Toilets, Faucets and Shower Heads
- Setback Thermostat to Conserve Energy and Maintain a Comfortable Home Temperature
- Weatherproof Protection Around all Windows and Polyseal Protection Around Exterior Doors
- Full Exterior Door Weather Stripping Excluding Garage Doors
- Water Conserving Sprinkler Heads for Water Usage Efficiency
- 14 SEER Air Conditioning Unit

OPTIONAL FEATURES

- Upgraded Countertops, Flooring and Decorative Backsplashes Available
- Optional Room Conversions (per plan)
- Optional Roll-out Shelving in Kitchen Cabinetry
- Upgraded Cabinet Styles, Wood Species, Crown Molding and Optional Cabinet Hardware
- Optional Whirlpool, GE and KitchenAid Appliances
- Upgraded Undermount Kitchen Sinks
- Upgraded Undermount and Top Mount Bath Sinks
- Electrical Pre-Wire Options
- Upgraded Light and Fan Fixtures
- Upgraded Moen Faucets
- Drop Zones (per plan)
- Upgraded Shower Enclosures and Glass Options
- Cozy Fireplace Options Including Linear Designs (per plan)
- Secondary Bath Walk-in Shower Option
- Optional Garage Door Openers
- Upgrade to PPG Paint Designer Created 2-Tone Schemes Throughout Home
- Optional Trim Packages
- Optional Interior Door Styles and Hardware
- Window Covering Packages



Jc Communities reserves the right to make changes in price, promotions, material, and home specifications without notice or liability for such changes. Square footage may vary. Renderings is artist's concept. Floorplan may not show all available options. Broker cooperation welcome. Contact the sales agent for details.