

# Standard Features & Upgrades

For a Custom Tailored Home You'll Love

Exclusive to

**EAGLE  POINT**  
H O M E S

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# Standard Features

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## Interior

- Quartz or Granite Countertops Throughout
- Moen Faucet Fixtures (Black, Brushed Nickel, ORB, or Chrome)
- Double sinks in Master Bathroom (per plan)
- Tiled Tub and Shower Surrounds
- Organized Master Closet
- Tile and LVP Flooring (Tile in Bathrooms)
- Upgraded Carpet w/ 8lb Pad
  
- Open / Vaulted Ceilings (per plan)
- 9' Tall Main Floor Walls (per plan)
- Craftsman or Colonial Base & Case
- Your Choice of Multiple Custom Interior Door Styles
- Solid Alder Wood or Paint Grade Railings w/ Wrought Iron Balusters
- Gas Fireplace w/ Mantel and Tile surround
  
- Choice of Hardware / Light Package Finish (Black, Brushed Nickel, ORB)
- Decora "Rocker" Style Light Switches
- 10 Can Lights (Location TBD by Owner)
  
- Holy Smooth Textured Walls w/ Rounded or Square Corners
- 3 Tone Paint
- Painted Garage (1 Tone)

# Standard Features (cont)

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## Exterior

- 8' Tall Automatic Garage Doors (w/ Opener, 2 Remote Controls & Keypad)
- Christmas Light Package (2 soffit outlets)
- 3rd Car Garage (if possible per lot)
- "Costco Door" aka Garage Man Door (per plan)
  
- Front and Rear Hose Bibs
- Two Outside Weatherproof Electrical Outlets
- DeadBolt Locks on Exterior Doors
- Fiberglass Dent-Free Doors
  
- Specifically Designed Rock or Brick Wainscot (on Front Elevation)
- Hardie Board Accents (on Front Elevation)
- Maintenance Free Stucco
- 6-Bag Concrete Mix on all Exterior and Interior Flatwork
  
- 30 Year Architectural Shingles
- Full Rain Gutters & Downspouts
- Maintenance Free Soffit & Fascia

# Standard Features (cont)

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## Kitchen

- Upgraded Kitchen Faucet w/ Pull Out Sprayer
- Water Line to Refrigerator
- Spacious Kitchen Pantry w/ Light
- Stainless Steel Appliances
  - Smooth Top Range
  - Spacesaver
  - Microwave
  - Dishwasher
- Upgraded Cabinetry
  - Knotty Alder Cabinetry
  - Crown Moldings
  - Soft Close Doors
  - Soft Close Drawers with Handles and/or Knobs

## Energy Efficient

- Energy Efficient Low-E Dual Glazed Vinyl Windows
- 95% Efficiency Class Natural Gas Furnace
- 1 – 50 Gallon Energy Efficient Natural Gas Water Heater
- Central Air Conditioner
- Insulation
  - R-16 Blow-In insulation in Main Floor Walls
  - R-38 Blown-In Insulation in Attic
  - Insulated Blanket Wrap on Basement Foundation Walls

# Popular Upgrades

Make your home extra perfect with these upgrades

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- Extra square footage (Main, Basement, Garage)
- Covered Patio
- Basement
  - 9' Ceilings in Basement
  - Walk Out Basement
- Laundry Cabinets
- 8' Tall Interior and Exterior Doors
- Garage
  - Extra Deep 3rd Car
  - 4 Car Wide Garage
  - 9' Tall Garage Door
- Polyurethane Spray in Foam insulation
- Additional Concrete
- Additional Gas Line
- Additional 50 Gallon Water Heater
- Additional Can Lights
- Additional Electrical, Ethernet, Phone, or Cable Outlets