

Falls at Weddington

Included Features

101 Enclave Boulevard
Weddington, NC 28104

Exterior Design

- Front and rear yard fescue sod
- Four sides brick exterior
- James Hardie® ColorPlus exterior siding accents
- Two hose bibs
- Professionally designed front yard landscape package
- Steel garage doors with coach lights (per plan) and garage door opener
- Three car side load garage
- Covered front porch (per plan)
- Rear covered concrete patio (per plan)
- Brick and stone accents (per plan and elevation)
- Irrigation system

Interior Design

- Crown molding in foyer, dining room, kitchen tray interiors and owner's suite
- Raised two panel interior doors, including closets
- Stain resistant Shaw® carpet flooring with 3/8" pad
- Choice of 5 Sherwin Williams® interior wall paints
- 10 foot ceilings on first and 9 foot on second floor
- Kwikset® Polo satin nickel interior door hardware
- Elegant 5 1/4" baseboards throughout
- Ventilated shelving over washer/dryer hookups
- CO2 and smoke detectors hardwired with battery back-up
- Shaw® 3 1/4" wide hardwood floors in foyer, kitchen, powder bath, dining and breakfast nook
- Tile floors in all full baths and laundry
- Standard railing system with handrail, newel posts and balusters, open rail at first floor (per plan)
- Ceiling fan pre-wire in family room, master suite and covered patios
- Granite vanity top in all full baths
- Owner's entry drop zone (optional only)

Exquisite Master Suites

- Separate shower tile surround in master bath (per plan)
- Separate vanities in master bath (per plan)
- High performance, water efficient, low flow Moen® chrome fixtures
- Raised 36" vanities cultured marble countertops with integrated sinks
- Roomy walk-in closet with solid shelving

Spacious Kitchens

- Granite kitchen countertops and tile backsplash
- Undermount stainless steel kitchen sink
- Moen® chrome faucet
- Beautiful kitchen with oversized kitchen island
- Spacious pantry with solid shelving
- 42" Plymouth Maple cabinets
- Whirlpool® 36" gas cooktop
- Whirlpool® dishwasher
- Whirlpool® under cabinet 36" vented hood
- Whirlpool® microwave and wall oven combo
- Flush can lighting with LED bulbs (per plan)

Superior Construction

- ENERGY STAR® certified homes
- Professionally engineered architectural plans
- Multiple quality assurance inspections by local municipality
- 1-year workmanship/2-year systems/10-year limited structural warranty
- Owens Corning® 30-year dimensional shingles
- High efficiency 50 gallon electric water heater
- Fully sheetrocked, taped, and painted garages

Health, Comfort and Energy Savings

- Advanced Thermostat
- Conditioned attics
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum 15 SEER HVAC
- PEX® plumbing
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell

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