

Ellington Downs | The Meadows Collection

Included Features

1012 Ellington Downs Way
Wesley Chapel, NC 28110

Exterior Design

- Distinctive exteriors with elegant designer color packages from which to choose
- Bermuda sodded front and rear yard
- Front brick exterior elevations with stone masonry (per plan)
- Two hose bibs
- Professionally designed landscape package
- Steel garage doors
- Covered front porch (per plan)
- 10' x 12' concrete patio with integrated covered patio (per plan)
- Rear covered porch (per plan)

Interior Design

- Crown molding throughout first floor and inside all tray ceilings
- Raised two-panel interior doors, including closets
- Stain-resistant Shaw® carpet flooring with 3/8" pad
- Shell White interior wall and white ceiling paint
- 9' ceilings on first and second floor (per plan)
- Kwikset® Polo satin nickel interior door hardware
- Elegant 4 1/4" baseboards
- Laundry room with washer/dryer hookup and ventilated shelving
- CO2 and smoke detectors hardwired with battery back-up
- Shaw® 3 1/4" wide hardwood floors in foyer, kitchen, breakfast nook and powder
- Tile floors in owner's bathroom
- Owner's entry drop zone
- TV prewire with electrical outlet in the family room
- Ceiling fan prewires in family room, owner's bedroom and covered porch (per plan)
- Raised 36" vanities with engineered marble countertops and undermount sinks

Exquisite Master Suites

- Ceramic tile shower surround in master bath (per plan)
- Separate vanities (per plan)
- Dual flush water-saving WaterSense® toilets in all baths
- High-performance, water-efficient, low flow Moen® chrome fixtures in all baths
- Roomy walk-in closet with ventilated shelving

Spacious Kitchens

- Granite kitchen countertops with choice of four edges
- Ceramic tile kitchen backsplash
- Stainless steel undermount kitchen sinks
- Moen® Camerist chrome faucet
- Spacious pantry with 12" wire shelving (per plan)
- 42" recessed panel Plymouth Maple cabinets with crown molding
- Stainless steel 30" Whirlpool® gas range
- Stainless steel 30" Whirlpool® microwave
- Stainless steel Whirlpool® dishwasher
- Stainless steel 30" Whirlpool® externally vented over the range hood and wall microwave
- LED disc lighting (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

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

M.Connected Home™ Automation Suite*

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

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