



# COPE HOMES

## Standard Features – Luxury Series

### Lot & Foundation

- Engineered Post Tension Foundation
- Area Around Home is Graded per Code, and All Landscaped Areas Will be Finish Graded Also
- Landscaping: On a Standard Lot (~150' X 300') Sprinklers Cover Area from Lot Line to Lot Line, and From Street To 30' Behind Back Patio of Home. Sod in All Irrigated Areas. (For Other Lots, See Sales Associate for Details.) Mulched Flower Bed(s) and One Tree in Front of Home. Drip Zone Around Foundation.
- House Setback – Typically 40' Behind Lot Line

### Framing & Exterior

- Huber “ZIP” System OSB Sheathing
- Radiant Barrier Roof Decking
- Ventilated Soffit
- Fiber Cement Trim/Siding & Stone Veneer Exteriors
- 30-Year Architectural Asphalt Shingles
- Full Aluminum Rain Gutters
- 3 Hose Bibbs Located Per Plan
- 2/3/4 Car Garage Sheetrocked & Painted Same Color as Interior Walls & Ceiling
- 8' Mahogany Entry Door on All Plans
- Decorative Garage Coach Lights
- Covered Back Patio with Gas Drop for Future Appliance
- Exterior Wood Burning Fireplace with Gas Starter (Per Plan)
- Walk-in Door at Garage or Laundry (Per Plan)
- Two Flood Lights – One on Each Rear Corner of Home
- 8' Tall Garage Doors
  - Belt-Drive Motors for Quieter Operation, Wifi Enabled
  - Remotes Included
- Vinyl Double Pane Low-E Windows
  - Grids Only on Front Elevation (Per Plan)

- Operable Windows in Areas Requiring Egress; Fixed Windows in Other Locations
- 16x8 Slider in Great Room on Select Plans (Either Multi-Slide or Bi-Parting, Dependent on Floorplan)

### Interior

- 10' Ceilings on Main Floor, 9' Ceilings on Second Floor
- Vaulted Great Room & Masters (Per Plan)
- Sherwin Williams Paint, 2-Tone, (Flat Sheen on Walls and Ceilings, Semi-Gloss Doors and Trim)
- Knockdown Texture on Walls & Ceilings
- 16 Seer HVAC
- Gas Fireplace Included in Great Room With Tile Surround and Wood Mantle
- Blown-In Insulation: R15 In All Exterior 2x4 Walls (Except Garage), R22 In All Exterior 2x6 Walls (Except Garage), R38 Blown to Depth Of 12" In Attics
- Smoke & Carbon Monoxide Detectors to Code
- Convenient Main Water Shut-Off Valve in Garage
- Professionally Designed Interior Packages in Contemporary, Farmhouse, Traditional, And Transitional Styles

### Baths and Laundry

- Delta Plumbing Fixtures Throughout Home
- Custom Tile Shower in Master
  - Tile Floor/Mud Pan
  - Niche Shelf
  - Full Glass Shower Enclosure (Per Plan)
  - Shower Bench (Per Plan)
- Double Shower Heads in Master Shower in Most Plans
- Large 6' Free Standing Tub in Master on Select Plans
- Alcove Tubs in Secondary Baths with Tile Surround
- Level 1 Quartz in Baths & Laundry
- Elongated Commode with Soft Close Lid in All Baths
- 1 Towel Ring per Sink, 2 Robe Hooks in Each Full Bath, Tissue Paper Holders Included

Cope Homes reserves the right to change these offerings without notice. Please see a sales associate to verify current offerings. Effective Date of this Standard Features list is 5/25/2023. Please verify Standard Features on Spec Homes that began construction before that date. These Standard Features do not apply to the following subdivisions: Providence Point Phase I, Lexington Heights.

- Stainless Steel Zero Radius Undermount Sink in Laundry Room on Select Plans

## Kitchen

- Upgraded Quartz Countertops
- Stainless Steel KitchenAid Appliances
  - 36" Gas Cooktop with Pot & Pan Drawers Below, Double Built-In Oven & Microwave, Dishwasher
- Garbage Disposal on Main Kitchen Sink (And In-law Suite in Madison Plan)
- Stainless Steel Zero Radius Undermount Sink
- Large Kitchen Island on Every Plan With 12" Overhang
- Pull-Down Faucet Sprayer
- Upgraded Tile Backsplash

## Flooring

- Engineered Wood in Great Room, Kitchen, Dining, Office (per plan), Master Bedroom, & First Floor Halls & Closets
- Durable Plush Carpet in Secondary Bedrooms and All Bedroom Closets
- Upgraded Tile Flooring in Laundry and All Baths

## Cabinets

- Soft Close Doors and Drawers Throughout Home
- 36" High Vanity Cabinets
- Full Extension or 7/8" Extension Drawers (Per Selection)
- Pull Out Trash Drawer in Kitchen
- Base and Upper Cabinets in Utility Rooms (Per Plan)
- Hardware Included on All Cabinetry

## Doors & Trim

- 8'0" Solid Core Doors on Main Floor
- 6'8" Hollow Core Doors on Second Floor
- 5 1/2" MDF Baseboard, 3 1/2" MDF Casing
- Wood Shelving in Pantry, Closets
- Kwikset Hardware with SmartKey Security

## Electrical

- LED Disc Lighting Throughout Home Unless Otherwise Noted
- 4 LED Discs For Master & Office
- Chandelier in Foyer, Dining
- Vanity Lights Above Sinks in All Bathrooms
- Pre-wiring for 2 Pendant Lights Above Kitchen Island on Their Own Switch
- 4 CAT6/RG-6 Outlets Per Plan, Typically Located in Great Room, Master, Bonus, Office
- Rocker Light Switches
- Ceiling Fan with Light Kit Included in Great Room, Office, Master, All Secondary Bedrooms, and Bonus (Per Plan)
- Covered Patios are Blocked and Pre-Wired For Fan
- Power Outlet & CAT6 Installed 84" Above Floor in Great Room and on Plans With Outdoor Fireplace
- Lights at Exterior Walk-In Doors

## Warranty

- One Year Home Builder Warranty
- Two Year HVAC, Plumbing, Electrical Warranty
- Ten Year Foundation Warranty

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