



Tillman Homes Standard Features

- \$20,000 allowance for cabinets and Granite or Quartz countertops.
- \$15,000 allowance towards ceramic, carpeting, hardwood, and tiled shower walls for owners suite.
- 20 recessed lights included.
- \$2,000 lighting allowance in addition to recessed lights.
- \$1,500 allowance towards an energy star dishwasher and range hood.
- \$1,500 allowance for an owners suite shower door.
- 2 ½ baths
- PEX water lines
- 2 outdoor spigots
- \$3,500 allowance which includes Moen Brantford bathroom water efficient plumbing fixtures and:
 - Badger 5 disposal.
 - Mainline stainless steel double bowl undermount kitchen sink
 - Moen stain resistant Arbor 1-hole single lever high-arc kitchen faucet with pull out spray.
 - Gerber elongated toilets
 - Rain showerhead with 4 function hand-held for master bath shower
- \$3,000 allowance towards landscaping.
- Roof-top deck with composite decking for walking surface
- Contemporary style metal railings for front porch steps
- 93% high-efficiency Lennox furnace
- Lennox 2.5-ton central air conditioning unit
- Digital programmable thermostat
- High efficiency 50-gallon power vented hot water tank.
- Gas hookup to range; electric to dryer
- Low E / premium vinyl energy efficient casement windows
- Energy efficient, blown R-23 insulation for 2x6 walls.
- Spray foam for ceiling below rooftop deck & rim Joist.
- 2" foam board insulation on exterior foundation walls.
- Zip wall system on exterior walls for vapor barrier.
- Dimensional roof shingles for pitched roof & EPDM rubber for flat roofs
- Fiberglass smooth star insulated and steel insulated exterior doors.
- Cement board and premium vinyl siding

- Interior painting to include choice of up to (4) wall colors, white semi-gloss for woodwork, ceilings painted flat white.
- Drywall to include smooth ceilings for living room / kitchen level and knock down texture for bedroom level.
- Steel ventilated wire shelving for closets
- Mirrors with penciled edges above bathroom vanities
- Overhead garage door with two controls for opener
- Marin satin nickel lever style interior and exterior door knobs
- Choice of interior door styles from builders' selections
- Choice of modern or molded style casing and baseboard
- Home to meet Cleveland Green Standards requirements for Tax Abatement.
- 1970 sq. ft.

Total with Standard Features - \$499,900.00