

Carriage Collection Features

The Carlton - The Wakefield

- Energy-saving features, including Tyvek Homewrap and vinyl-insulated windows
- Easy maintenance of vinyl siding
- Choice of traditional or craftsman trim style
- Airy nine-foot-high ceilings on the main level
- Easy maintenance of luxury vinyl plank flooring throughout
- Walk-in shower with tile floors and walls in the main bathroom
- Aspect brand stained cabinets built with solid wood, dovetail drawer boxes, and soft close hardware
- Stainless steel kitchen appliances
- Outdoor living deck



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Carriage Collection Standards

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- Exterior Brick Color: Multiple colors to choose from
- Exterior Vinyl: Choose from several colors (Board & Batten, Horizontal Lap, and Shakes)
- Windows to be white (Black is available as an upgrade)
- Garage door to be white (Other colors available as an upgrade)
- Roof: 4 colors to choose from
- Interior Paint: choose any Sherwin Williams color (one color for walls, one color for ceilings, and one color for trim/doors) Flat Finish on walls and ceilings, low gloss on trim and doors.
- Flooring to be LVP throughout: Choose from 4 colors.
- Tile to only be in the Master shower: choose from 13 styles/colors.
- Cabinets: choose from 15 different stain colors on Red Oak (Upgrades are available)
- Countertops: choose from 3 colors (Upgrades are available)
- Plumbing Fixture Package: Chrome Finish (Upgrade color finishes available)
- Appliance Package: Stainless Steel Whirlpool (Can receive \$1,600 credit and install their own after closing)
- Microwave located over the range.
- Light Fixture Package: \$1,500 with Stokes Lighting
- Vanity Mirrors: Customer to provide and FFGH to install at closing.
- Cabinet Door and Drawer Hardware: Satin Nickel finish (Upgrade color finishes available)
- Rheem 14 Seer Electric Heat Pump Pack Unit (if natural gas is available, it can be a gas unit at no additional charge) Standard 1-year Builder Warranty
- Freestanding laundry tub to be in Utility Room (instead of Garage)
- Fireplace to be Electric (eliminates the need for a Propane tank)
- The fireplace to have a simple trim surround (no tile)
- The kitchen will have a 4" granite backsplash (no tile)
- Trim: Choose between Craftsman II or Traditional around doors and windows (Baseboards to be 1x6, no crown molding)
- Interior doors: Choose between 2 door styles.
- Crawlspace to be encapsulated with simple supply and return (no dehumidifier)
- Closets and pantry to have wire shelving.