

# Signature Series



## Home Builder Services

Included in the Signature Series Package you will receive, Professional Lighting Design, Kitchen Design and Custom Closet Design. Each client will meet with the Design Team.

## Interior Features

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### Kitchen Features

- Solid Granite Countertops
  - Tile Floors Throughout
  - European Style Custom Cabinets (¾" Construction) w/ adjustable Shelves and Crown Molding
  - Pantry Organized with adjustable Melamine Shelves
  - Moen One Touch Pull-Out Faucets
  - Water Line to Fridge
  - Walk in Pantry (According to Plan)
- (Appliances)
- Gas or Electric Range
  - Stainless, White or Black Appliances
  - Microwave Hood over Built in Range
  - Choice of Brand Name Appliances

### Grand Master Bath Suite

- Every Home in our Signature Series comes standard with a luxurious oversized jetted tub and a fully enclosed separate shower. All tub and shower surrounds will be finished with a high quality tile.
- Walk in Closet in Master Suite

### Plumbing

- Chrome Moen Chateau Fixtures
- Americast White or Stainless Sink
- Jetted Tub in Master Bath
- Garbage Disposal
- 2 Exterior Hose Bibs

### Flooring

- Tile Flooring Throughout all Wet Areas
- Great Selection of Stain Guard Carpets

### Finish Material

- Oversized Moldings 3 ½" Casing, 4 ¼" Baseboard
- Crown Mold Window Sills
- 3 ½" Hand Rail
- Iron Balusters
- Bull Nose Chamfered on sheet rock and Danish Corners
- Two Panel Arch-Top Interior Doors (Paint and Hardware)
- 2 - Tone Paint (Eggshell Walls and Ceiling, Semi-Gloss Trim)
- Old World Textured Walls Main Area (Option is selected by Customer)
- Chrome, Pewter, or Brushed Nickel Hardware

### Electrical

- Generous Lighting Allowance
- Ceiling Fan in Master Bedroom and Living Room
- Fireplace Wired for Fan
- 3 Exterior Outlets
- Flood Lights in Rear for added Security (fixtures included in lighting allowances)
- 2 Lights in Garage
- 3 GFI Outlets in Garage
- Automatic Garage Door Opener
- Recessed Lighting (20 Cans)
- Christmas Light Outlet in Soffit
- Entry Lights on all Exterior Doors
- Smoke Detectors throughout Home
- Carbon Monoxide Detector
- Décora Rocker style switches and outlets

## Exterior Features

- Full Stucco
- Cultured Stone or Brick Combo (25% of Total Exterior)
- 30 Year Architectural Shingle
- 12x14 Concrete Patio at Rear of Home
- Premium Vinyl Windows (Life Time Warranty)
- Solid Alder or Steel Entry Door
- Driveway 18' Wide
- Scalloped Walkways
- Exterior Features
- Sleeves under Walks for Future Landscaping
- 6" Stucco Pop-Outs on Entire Home
- Maintenance Free Landing and Stairs off Rear of Home
- Full Rain Gutter
- 2x6 Maintenance Free Fascia
- Garage Man Door Exit to Side Yard
- 3 Car Garage, Sheet Rocked and Fire Taped (according to plan)
- Belt Driven Garage Door Opener (Quiet)

Upland Development, Inc. Understands the importance of building an Energy Efficient Home that offers you these quality features to help preserve the environment and your pocket book.

## Energy Saving Features and Convenience Features

- 50 Gallon Quick Recovery Natural Gas Water Heater
- 90% Efficiency Natural Gas Furnace
- Poly-Sealant around Windows and Doors
- R-38 Attic Insulation, R-13 Batting Walls
- Weather Stripping on all Exterior Doors
- Dual Paned Vinyl Windows, Low -E Lifetime Warranty
- Insulated Exterior Doors
- Visqueen Wrap Vapor Barrier Inside of Walls
- Programmable Thermostat
- 13 Seer AC
- Stop and Waste Valve in Basement (Sprinklers)
- Gas Fireplace w/ Mantle and Cultured Stone

*Available Option Packages not included in Signature Series Package*

## Convenience Option Package

### Convenience Options

- Central Vacuum System
- Toe Kick Vac Pan to accompany Vacuum System
- Natural Gas BBQ Stub
- Automatic Light Feature for Pantry
- Three Dimmer Switches Located Throughout Home, Chosen by Customer

## Comfort Option Package

### Comfort Options

- 90% EFI Furnace
- Low - E Windows
- R-50 Insulation in Attic
- Pre-Wired Security
- Add Blower to Fireplace

## Dream Kitchen Package

### Kitchen Package

- Built in Double Oven
- Built in 36" Gas Cook Top
- Stainless Steel or Custom Cabinetry Hood
- Four roll-out Shelves
- Under Mount Stainless Steel Sink

## Garage Package

### Garage Package

- Sheet Rock Finished and Painted
- 12' of White Melamine Storage Cabinets w/ Work Bench
- Wash Basin w/ Hot and Cold Water
- Painted Garage Floor
- Insulated Walls, Ceiling, & Overhead Doors