



Included Features

All 60 features below are standard in every EDGE Builders home. No upgrade required.

KITCHEN

- 3CM granite countertops
- Stainless appliance package — range, dishwasher, microhood, refrigerator
- Pendant lighting over the island
- Shaker cabinets — solid wood doors, matte black hardware
- Walk-in pantry with shelving, per plan
- Undermount single-basin stainless sink
- 4-inch granite backsplash
- Garbage disposal
- Ice maker supply line

BATHS

- Walk-in tile shower — tile to the ceiling
- Built-in shower bench and niche
- Semi-frameless shower glass above the pony wall
- Matte black framed mirrors, both baths
- Matte black vanity lighting, both baths
- Granite vanities in both baths
- Hall bath tub and shower combo — tile to the ceiling
- Tile shower floor, owner's bath
- Elongated toilets
- Exhaust fan in every bath, per plan

INTERIOR

- 9FT ceilings in every room
- Luxury vinyl plank throughout — all rooms, closets and hallways
- 7" x 48" plank format
- No carpet anywhere, bedrooms included
- Matte black levers on every interior door
- 6'8" interior doors
- Hand-troweled wall texture with rounded corners
- 3-1/4 inch baseboard and casing
- Walk-in closet — rod and shelf
- Eggshell walls, semi-gloss trim and doors
- Faux wood blinds included

ENERGY & CONSTRUCTION

- Spray foam insulation — all livable exterior walls
- 2x6 exterior wall framing
- Tankless gas water heater
- Refrigerated air — split-system, sized to your floor plan (16 SEER)
- Programmable thermostat
- Low-E dual-pane vinyl windows — white frame
- Post-tension slab foundation
- Engineered roof truss system

GARAGE & CURB

- 7FT tall garage door — 16' x 7' steel
- Epoxy-coated garage floor
- Garage door opener — two remotes and a keypad
- Primed garage walls and ceiling
- Stucco exterior — three-coat system
- Concrete roof tile at pitched areas; modified bitumen on low-slope
- Front yard landscaping — rock, 3 shrubs, 2 plants, 2 trees
- Drip irrigation with a supply line to each plant
- 4FT perimeter rock walls, per community standard
- Covered front porch and covered rear patio
- Two coach lights at the entry — black finish
- Disk lighting at covered porch and patio, per plan

THE SMALL THINGS

- TV outlets & mounting wall prep at 6FT height (Living Room & Primary Suite)
- Ceiling fan prep — box and wiring in every secondary bedroom
- Ceiling fan installed in the owner's suite
- Built-in laundry room cubbies
- 200-amp electrical service
- PEX water lines
- 220V dryer hookup with recessed vent
- Two hose bibs — front and rear
- Easy-access water shutoff
- Smoke and CO detectors, per code

POPULAR UPGRADES

Available at additional cost. Ask your consultant for current pricing.

- + Tile kitchen backsplash
Available at Contract Stage
- + Framed shower glass door
- + Smart WiFi thermostat
- + Ceiling fans in secondary bedrooms
- + Painted garage walls and ceiling
Available at Contract Stage
- + Overhead garage shelving