



STANDARD FEATURES

Award Winning Exterior

Cedar Shingle, architect-designed townhome
Covered porch entry w/wood ceiling
Andersen 400 series windows throughout
Professionally landscaped with abundant plantings
Downspouts buried into the ground
Paver walkways & skirt of driveway
Irrigation system
2 car garage with Wayne Dalton composite doors
Off dining area: Trex deck with wood ceiling
Roof: Grace ice and water shield
30yr. architectural asphalt shingle
Aluminum step flashing & drip flashing
Stone fronts and chimneys

Interior

Crown molding throughout
Hardwood floors with custom matching vent covers
Minimum of 10ft ceilings on 1st floor
Oversized solid core Masonite doors throughout
Recessed and overhead light fixtures throughout
Kohler plumbing fixtures
3 zones of heat & AC with programmable thermostats
Security system with panels at main entry and master
Benjamin Moore Paint
Cable TV connection in FR, home office and bedrooms
Wired for CAT VI Internet throughout
Decora switches throughout
All baths insulated for sound deadening
Roughed in for central vacuum system

Dining Room Features

Large double hung windows
Chair Rail moldings
Wainscoting
Coffered ceiling

Family Room Features

Open floor plan to kitchen and dining room
Oversized double-hung windows
42" Gas fireplace and mantle

Kitchen Features

3 piece crown molding
42" wall cabinets by Schrock
Large dining island w/ pendants above
Quartz or Granite Countertop
Designer Backsplash
Wolf stainless steel range
Zephyr vent hood
Microwave drawer
Bosch dishwasher
Sub-Zero 36" refrigerator with bottom freezer
Under cabinet lighting

1st Floor Master Bedroom

Spacious Walk in Closets
Style 1: Exquisite tray ceiling
Style 2: French doors lead to an open air terrace enhanced by stone pillars & a beautiful iron gate
Style 3: 2 Master suites on separate floors

1st Floor Master Bath

Double vanity with porcelain undermount sinks
Quartz or Granite 36" high countertop
Tile floors & shower with bench
Oversized showerhead and handheld
Frameless glass shower doors

1st Floor Laundry

Tile floors
Electric washer/dryer hookup

2nd Floor Bedrooms & Loft

Double-hung windows per plan
Hardwood floors

Utilities

200amp Underground electrical service
Energy star 80 gallon hot water heater
96% high efficiency gas furnace
Electric car charging station in garage

WinningFarmOfWinchester.com

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Builder reserves the right to make changes and substitutions

