



Exceptional Features
Cypress Manor @ Spring Grove

Classic Exterior Finishes

- Low E Low Maintenance Vinyl Siding
- Fiberglass 9 light 6 panel front entry door
- 20 year Fungus Resistant Shingles
- Vinyl Windows-Insulated Glass & Screens
- Concrete Slab Foundation/Driveway/Patio
- Deadbolts on all Exterior Doors
- Two Exterior Water Spigots & Two Receptacles
- Fully Sodded Front, Side and Partial Rear Lawns
- 30 Gallons of Foundation Plants and Pine straw
- 15 Gallon Tree
- Decorative Community Mailbox

Modern Kitchens

- **Aristocraft** Kitchen Cabinetry
- **Whirlpool** Electric Smooth Top Range, Microwave, Self Venting Hood, Dishwasher, Garbage Disposer
- Double Bowl Stainless Steel Sink w/ Moen Faucet
- Ice Maker Stub-out for Refrigerator

Convenient Utilities

- Plumbed for Washer and Dryer with Outside Vent
- Electric Heat Pump and AC Systems
- Home Security Prewire
- Prewire for Garage Door Opener
- Doorbell
- Prewire for Ceiling Fan in Master & Family Room
- 2 Phone Jacks and 3 Cable Jacks

Energy Efficient Features

- ENERGY STAR CERTIFIED
- 50 Gallon Energy Efficient Hot Water Heater
- ComfortMaker 14Seer HVAC System
- Digital Honeywell Thermostat

Inviting Interior Finishes

- 9' Ceilings on First Floor Standard
- Smooth Finish Drywall Ceilings **Including Garage**
- Six panel Smooth Interior Doors
- Wood Flooring in Foyer
- Stain Resistant Carpet with 6 Pound Rebond Pad
- Ventilated Vinyl-Coated Closet Shelving w/ Glide bar
- Two Coats Latex Wall Paint, White Semi-Gloss Trim
- Insulation of R-38 Ceilings, and R-15 Exterior Walls
- Brushed Nickel Interior Door Hardware
- Smoke Detectors

Relaxing Bathrooms

- Cultured Marble Vanity Tops
- Fiberglass Tub/Shower Combo
- Moen Bath Hardware and Faucets
- 42" High Mirrors Over Vanities
- Vented Exhaust Fans in all Bathrooms
- **Aristocraft** Bathroom Cabinetry

Quality Construction

- 10 year Limited Structural Warranty
- All Houses Sealed by SC Licensed Engineer
- Int. Walls Framed 24" Center, Ext. Walls 16" Center
- 200-amp Electric w/ Copper Wiring, 110 Volt Circuits
- Simpson Engineered Structural Tie Down System
- Structure Enhancing OSB exterior Sheathing
- Drywall Finished Garages

Builder Features

- One Year Builder Warranty
- In House Warranty Department with Service by Request
- 2/10 Home Buyer Warranty
- One Year Renewable Bonded Termite Protection

First Coast Homes LLC, Charleston, SC

