



## Regency Park Everything's Included Home Features

### **Classic Exteriors**

Traditional Brick Front Elevations\*  
Poured, Reinforced Concrete Foundations & Bsmnt Walls\*  
Board & Batten Shutters and Window Pediments\*  
3-Tab Roof Shingles  
Brushed Nickel Door Locks and Hardware  
Rear Patio or Deck\*  
Garage Finished with Sheetrock and Paint  
Exterior Water Faucet with Interior Shut-off Valves  
Two Exterior Floodlights (1 front, 1 rear)  
Professionally Landscaped Front Yard  
Four-Sides Sod

### **Gracious Interiors**

Smooth Finish Ceilings throughout  
Two-Story Foyer\*  
Direct Vent Gas Fireplace with 4-piece Slate Surround\*  
Elegant 2-Panel Interior Doors  
2-piece Crown Molding in Dining Room\*  
Chair-rail with Picture Box Molding in Dining Room\*  
4.25" Baseboard throughout  
6" Enhanced Vinyl Plank Hardwood Flooring in Foyer and Extended Foyer  
Wooden Stair Handrail with Iron Balusters\*  
Mohawk<sup>®</sup> Carpet with 6-lb. Pad  
Ventilated Wire Shelving in Closets and Pantry  
Cultured Marble Vanities in Full Secondary Baths  
Pedestal Sink in Powder Bath\*  
Moen<sup>®</sup> Brushed Nickel Fixtures in All Baths  
Ceiling Fan with Light Kit in Family Room and All Bedrooms  
Structured Wiring Phone in Kitchen and Owners Suite  
Structured Wiring Cable in Family Room and Owners Suite

### **Gourmet Kitchens**

Timberlake<sup>®</sup> Fairfield Cabinets with 36" Uppers and Crown Molding  
Frigidaire<sup>®</sup> Stainless Steel Appliances including Gas Range, Vented Microhood Combo, Refrigerator, Dishwasher and Disposal  
Granite Kitchen Countertops (level 1)  
Ceramic Tile Backsplash (level 1)  
Stainless Steel Double-Bowl Undermount Sink  
Moen<sup>®</sup> Brushed Nickel Faucet  
LED Downlighting\*  
Pre-plumb for Icemaker

### **Elegant Owner's Suite**

Trey Ceiling\*  
Cultured Marble Double Vanities in Bath  
Ceramic Tile Flooring  
Separate 4'x4' Ceramic Tile Shower  
Brushed Nickel Fixtures by Moen<sup>®</sup>  
Garden Tub with Brushed Nickel Fixtures and Tile Surround\*  
Spacious Walk-in Closet

### **Quality Construction**

Energy efficient construction standards including:

- Whole House Sealant Package
- Carbon Monoxide Detector on Each Floor
- Low E Insulated Windows
- Elongated, Water-Saving Commodes
- Programmable ZWave Thermostat on Each Heated Floor
- R-30 Insulation in Ceiling and Sloped Area
- R-19 in Garage with Living Area Above
- R-13 in Exterior Walls
- 14 Seer Lennox<sup>®</sup> Cooling Systems
- Lennox<sup>®</sup> Natural Gas Furnace with 95% efficiency rating
- 50-Gallon Gas Water Heater
- Frigidaire<sup>®</sup> Energy Efficient Appliances
- PEX Plumbing Lines

Sentricon<sup>®</sup> Pest Control System  
Homebuyers 1-2-10 Warranty  
Expertise Backed by over 60 Years of Homebuilding Excellence

### **Great Neighborhood**

Convenient Hiram location off Bill Carruth Parkway  
Just a short drive to area shopping, dining and schools  
Private setting with sidewalks, cabana, swimming pool and tennis courts

*\* per plan*

*Revised 2/16/17 – Lennar reserves the right to change features or brands without notice. This list represents the expected standard features at the time of printing. Subject to changes, errors and omissions.*

