

Cumberland Development Custom Homes

~Standard Features~

What is a standard feature? The answer varies with every builder. Cumberland Development Custom Homes offers many features other builders would charge for additionally. We are confident that our impressive standard features package will be one more reason to inspire you to partner with our Company...

Exterior Features

- Versatile Exterior Elevations
- Panel Shutters on Front of Home
- Deluxe Exterior Moldings
- Deluxe Lighting Features
- Exterior Electrical Outlets for Front and Rear of Home
- Maintenance Free Dutch lap Siding with 30 Year Limited Warranty
- Hose Faucets on Front and Rear of Home
- Seamless Aluminum Gutters and Downspouts
- Designer Look Roof Shingles w/lifetime Manufacturer's Warranty
- Seeded Yard (Thin Blade Fescue, Rye & Bluegrass Mixtures)
- Deluxe Shrub Package
- Quality Stick Built Construction
- Concrete Sidewalks- 36" Wide
- Asphalt Driveway
- Public Sewer, Water & Gas (where available)
- Upgraded Rear Basement Door to 5ft Glass Slider
- Fiberglass Front Door with Brass Door Handle Sets and Deadbolt
- Deadbolt Locks on all Exterior Doors

Interior Features

- 9' Ceilings on 1st Floor
- Level 1 Granite Countertops in Kitchen & Cultured Marble Bath Countertops
- Gas Fireplace with Wood Mantle and Slate Surround
- Hand Finished Oak Railings in Foyer
- Interior Moldings (3 1/2" OG Base and 2 1/4" DC99 Casing)
- 2-Piece Crown Molding in Dining Room
- Deluxe Lighting Package
- Upgraded Carpet and Padding
- Ventilated Closet Shelving
- Garage Drywalled, Taped and Painted White
- Full size Basement with 8' Walls
- Vented Sump Pump to Prevent Radon Gases
- Two, Three, Four and Six Panel Doors with Upgraded Brass Hardware
- Upgraded Quality McCormick Paint (white ceiling, antique white or white trim, client selected color -flat-walls)
- Hardwood Flooring in Foyer, Dining Room, Kitchen & Dinette, family room.
- Data and Cable TV Pre-wired Package - Three (3) Co-axes, Three (3) Cats
- Washer & Dryer Hook-up
- Drywalled Stairway to Basement

Bathroom Features

- Ceramic Tile Flooring in all Full Baths
- Quality Hardwood Vanities with Cultured Marble Tops
- Oversized Soaking Tub and Separate Shower with Door in Owner's Bath
- Powder Room Walls Insulated for Sound Deadening
- Hardwood Floors, Pedestal Sink & Oversized Mirrors in all Bathrooms
- Oversized Mirrors in all Bathrooms
- Rough-in for Full Bath in Basement
- Towel Bars & Paper Holders in all Baths
- Sill Sealer at Top of Foundation Walls
- Andersen Silver Line Low E High Performance Glass Double Hung Windows
- Foam Air Seal Process on Exterior Walls
- Ventilated Attic
- Super High Efficient 14 Seer Heating & Cooling System
- Plumbing Piping to be CPVC Water Piping & PVC Waste Piping
- 50 Gallon Electric Water Heater

Kitchen Features

- Quality 42" Recessed Panel Maple Hardwood Cabinets with Upgrades (Pull out Base Drawers with Slow Close Drawers)
- Level 1 Granite Countertops
- Single Lever Faucet and Spray
- In -Sink Erator 1/3 HP Garbage Disposal
- Custom Recessed Lighting Plan (11)
- Double Bowl Stainless Steel Sink
- Complete Whirlpool Appliance Package:
 - *Stainless Steel 30" Electric Slide in Range
 - *Stainless Steel Dishwasher
 - *Stainless Steel Microwave Hood
 - *Stainless Steel Side by Side Refrigerator

Energy Saving Features

- R-48 Insulation in Attic Access
- R-20 Insulation Package in Exterior Walls
- R-9 Insulation Package Below Grade Basement Walls
- Insulated Exterior Doors

Structural Features

- Solid Concrete Poured Wall Foundation
- Structural Steel Support Beams
- Advantech Subfloor Plywood- (Tongue & Groove, Quiet Floor System)
- 2 x 6 Exterior Walls

Service and Warranties

- Pre-settlement Walk Through
- One (1) Year Walk Through
- One (1) Year Limited Whole House Warranty

***Cumberland Development Custom Homes will customize any of our homes to meet your specification. Please inquire for details...*

CDCH--(current 6.2.17) Standard Features Package (googledocs)
Revised 6.2.17