



# Southbridge Villas

## Standard Features

### • INTERIOR FEATURES

- Designer ceramic floor tile in entry, kitchen/ breakfast area, dining, utility, master bath and secondary bath
- Plush, high quality carpet flooring
- Generous closet and storage space
- Raised six panel interior doors
- Elegant satin nickel doorknobs and designer lighting fixtures (excludes bathrooms)
- 2- RG-6 Cable
- 2- CAT 5 phone connections
- Raised 9' ceilings first floor
- Inviting arched openings (per plan)
- Monterrey drag texture throughout living area of home
- Rounded corners (except at windows)
- Security system 1st floor and prewired for motion detector
- Open stairway with painted balusters (per plan)

### • KITCHEN FEATURES

- Large peninsula or island for extra counter space (per plan)
- Pendant lights over island (optional)
- 36" oak cabinets with crown molding
- Moen faucet with sprayer
- 1/3-hp food disposal
- Whirlpool appliances and dishwasher
- Granite countertops with Stainless Steel undermount sink with tile backsplash

### • BATHROOM FEATURES

- Luxurious soaking garden tub and tile surround in master bath
- Private enclosed toilet rooms with exhaust in master bath
- Cultured marble double sink vanity top in master bath
- Cultured marble vanities in secondary baths
- Quality Moen plumbing fixtures
- White porcelain pedestal sink in powder bath (per plan)
- Elongated, low water usage commodes in all baths

### • EXTERIOR FEATURES

- Professionally designed exteriors and elevations, with beautiful stone, brick stucco with low maintenance Smartside siding and trim
- Designer selected exterior paint selections complimenting the stone, stucco and brick
- 6'8" insulated fiberglass entry doors with brushed nickel handset
- High quality Architectural 30 year composition shingles
- Two hose bibs and exterior GFCI outlets
- Cast stone address block
- Full rain gutters
- Professionally designed front, side and rear yard landscaping
- Full sprinkler system equipped with automatic control system



**MILESTONE**  
COMMUNITY BUILDERS

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\*Features subject to change without notice. See a MileStone Representative for details. 8/27/10





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- ENERGY FEATURES

- Radiant barrier reflective insulation for reduced ambient temperatures in the attic
- R-30 blown insulation in flat ceilings
- R-15 insulation in exterior walls
- 14 SEER HVAC high energy efficient and heat pump
- Digital temperature controlled thermostat
- Polycell foam sealant around switches, plugs, and other air infiltration areas
- "Low E" aluminum framed windows:
  - Insulated
  - Double-paned
- Screens provide insulation from weather to prevent fading of household furniture and accessories
- Ridge style attic ventilation

- GARAGE FEATURES

- Attached 1 and 2 car garage taped & floated
- Automatic garage door opener with remote
- Convenient pull down ladder for attic access
- Raised panel lightweight aluminum garage door

- OTHER FEATURES

- Professional engineered post tension cable slabs with 3,000 PSI concrete
- GFCI outlets in all wet areas
- Engineered floor/roof truss systems with open stud wall design
- Full slab stucco underpinning
- Wolmanized/pressure treated yellow pine exterior sole plates
- Gas hot water heater
- Insulated walls in wet areas for sound reduction



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