



# Ellis Estates

## STANDARD FEATURES

### QUALITY CONSTRUCTED EXTERIORS

- Gorgeous Home Elevations from Our Thurgood Collection
- Full Brick Masonry or Stucco Fronts
- Low-Maintenance Durable Hardi-Plank Siding
- Steel-Reinforced Poured Concrete Foundations
- 20-year Fiberglass Shingles
- Two-Car Garages Finished with Paint and Trim and Pre-wired for Garage Door Openers
- Custom Iron Mailboxes
- Double Flood Lights (2 Corners)
- Professionally Landscaped Yards with 4 Sides Sodded Bermuda Lawns
- 12' x 14' Concrete Patios
- Weather-proof Electrical Outlet at Front and Rear Patio
- Designer Selected Exterior Lighting Package
- Two Exterior Water Faucets (Front & Rear)
- Poured Concrete Driveways
- Custom Dimensional Lumber Roof Construction for Greater Attic Storage
- TGI Floor Joist System on Upper Floors
- Boracare Professional Termite Pre-treatment Application
- Seamless Aluminum Gutters and Down Spouts

### DISTINCTIVE INTERIORS

- Grand Two Story Foyers
- 9' Ceiling on first floor; 8' Ceiling on upper floors
- Smooth Ceilings throughout
- Decorative Single Oval Glass Front Door
- Hardwood Floors in Foyer
- Hardwood Steps on Stairways
- Stylish Pedestal Sink in Powder Room
- Custom-Crafted Cabinets with Decorative Trim (Choice of Maple or Cherry Finish)
- Stainless Steel Double Bowl Sink with Brushed Nickel Faucet and Garbage Disposal
- Ceramic Tile Backsplashes (Straight Pattern)
- Ventilated Shelving in Pantries
- Ice Maker Plumbing for Refrigerator
- Chair Rail and Crown Molding in Dining Room and Trim in Foyer and Master Suite
- Ceiling Fan Pre-wire in Family Room and All Bedrooms
- Overhead Lighting in All Secondary Bedrooms
- Designer Selected Brushed Nickel Lighting Package (Builder Standard Package)
- Pre-wired for Security System, Telephone and Cable
- Direct Wire Smoke Detectors Installed with Battery Back-up
- One Fireplace with Gas Starter, Custom Mantle and Tile Surround

- Wall to Wall Plush Carpet over Deluxe Cushioned Padding
- Double Vanities in Master Bath
- Luxurious Garden Tub and Separate Glass Shower Enclosures
- Private Commode Room in Master Bath
- Cultured Marble Countertops in All Bathrooms
- Ceramic Tile in Master Bath
- All Closets with Ventilated Shelving
- Polished Chrome Plumbing Fixtures
- One Interior Wall Paint Selection (Light to Medium Only); Ceiling and Trim Paint (Builder Standard)
- One Accent Color in Dining Room
- Laundry Rooms with Ventilated Shelving
- 220V Electrical Connection in Utility Area
- Designer 4-panel Arched Interior Doors with Brushed Nickel Hardware

### CUSTOM ENERGY-SAVING FEATURES

- Energy Efficient Zoned Heating and Air Conditioning Systems with Electronic Thermostats
- Energy Efficient 13 Seer AC units
- Energy Efficient & Moisture Barrier Home Wrap on All Four Sides
- Rapid recovery 50-gallon hot water heater
- Insulated "low-E" dual pane windows with easy-clean tilt system
- Insulation: R-30 blown ceiling insulation, R-13 frame wall insulation, R-19 vaulted ceiling insulation
- Metal insulated high efficiency rear doors with weather stripping and adjustable thresholds
- Uniformly keyed exterior doors with deadbolt locks

### COMMUNITY AMENITIES

- Street lights, Pedestrian sidewalks & underground utilities
- Family Friendly Ten Lot Subdivision

### THURGOOD CUSTOM HOME, INC. WARRANTY

- Full-time Warranty Department on Staff Provides Homeowner Support
- Two Quality Control Walk-through Inspections Prior to Closing with an Additional 2-month and 10-month Warranty List to Ensure Customer Satisfaction
- Warranty Covers Workmanship and Material through Year One and Major Structural Systems through Year 10
- Major Mechanical Systems through Year Two
- Warranty begins on the Day You Close Your Home