

Langley Farms

Diversified Marketing Services, Inc.

Exterior Construction Features

- ✓ 9' First Floor Ceilings (Per Plan)*
- ✓ Brick, Stone, & Stucco Front Facades(Per Elevation)*
- ✓ Fiber-Cement Siding w/ 50 Year warranty*
- ✓ Custom Stained Insulated Front Entry Door W/ Glass*
- ✓ Insulated Low-E Glass Almond Tilt-Out Vinyl Windows
- ✓ Designer 30 Year Color Architectural Roof Shingles*
- ✓ Custom Color Aluminum Gutters and Downspouts*
- ✓ Engineered Roof and Floor Truss Systems
- ✓ Two Weatherproof Electrical Outlets (Per Plan)
- ✓ Two Exterior Water Faucets (Per Plan)
- ✓ Rear Patio or Wood Deck (Per Plan)
- ✓ Professionally Designed Landscape with Bermuda Sod
- ✓ Custom Designer Trim Colors on Front Elevations
- ✓ Engineered Building Sites
- ✓ Constructed by Professional Builder with over 25 Years Experience
- ✓ 10 x 12 Patios or Decks
- ✓ Metal Bay and Porch Tops (Per Plan)
- ✓ Low maintenance PVC Porch Posts (Per Plan)
- ✓ Architecturally Controlled Exteriors

Elegant Interior Features

- ✓ 9 Foot First Floor Ceilings (Per Plan)*
- ✓ Custom Ceilings w/ Smooth Finish
- ✓ Telephone Prewire in Family Room, Kitchen, and all Bedrooms
- ✓ Spacious Master Bedroom Suite w/ Trey or French Ceiling Per Plan
- ✓ Huge His and Hers Walk In Master Closets (Per Plan)
- ✓ Six Panel Painted Colonial Interior Doors
- ✓ Cable Prewire in Family Room and all Bedrooms
- ✓ Ceiling Fan Prewire in the Family Room & Master Suite
- ✓ Overhead Lights in Master Bedroom and Secondary Rooms
- ✓ Custom Duron Interior Colors
- ✓ Can Lights in Hallways, Kitchen and Master Bathroom (Per Plan)
- ✓ Coffered Ceiling w/ Crown Moulding (Per Plan)
- ✓ Crown Pediment above Front Door (Per Plan)
- ✓ Wood Burning Fireplace w/ Hampton Mantle
- ✓ Two Piece Chair Rail in Dining Room
- ✓ 2 Piece Crown Mould in Foyer, Dining Room and Living Room (Per Plan)

Elegant Interior Features - Continued

- ✓ 1 Piece Crown Mould in French Ceilings (Per Plan)
- ✓ Open Oak Treads at bottom of Stairs on First Floor
- ✓ Open Rail w/ Wood Ballusters
- ✓ Stub for Laundry Sink (Per Plan)*
- ✓ Custom Curved Mezzanines (Per Plan)*
- ✓ 8' Cased Openings (Per Plan)
- ✓ Custom Vaults and French Ceilings (Per Plan)*
- ✓ Designer Interior Painting Scheme
- ✓ Satin Nickel Door Handles
- ✓ 3rd Floor Walk-In Attic Storage (Per Plan)
- ✓ Pre-Wired for Garage Door Openers

Kitchen Features

- ✓ Designer Cherry Custom Cabinetry w/ 42" Wall Cabinets*
- ✓ Gas Cooking Available*
- ✓ Elegant Granite Countertops w/ Tile Backsplash

- ✓ Equal Double Undermount Sink w/ Designer Series Faucet w/ Pull Out Wand
- ✓ Quality GE Appliances, Includes Microwave, Dishwasher, and Self Cleaning Electric Range/Oven
- ✓ Icemaker Water Line Connection
- ✓ Spacious Pantry with Vented Shelving (Per Plan)
- ✓ Pre-Wire for Garbage Disposal
- ✓ Pre-Wired for Built In Appliances*

Bath Features

- ✓ Spacious Garden Tubs in Master Baths and Secondary Baths (Per Plan)*
- ✓ His and Her Vanities in Master Bath
- ✓ Custom Designer Cherry Vanity Cabinets
- ✓ Brilliant Mirrors Over All Vanities
- ✓ Pedestal Sink in Powder Room With Oval Mirror
- ✓ "Air Fresh" Moisture Ventilation fan
- ✓ Delta Plumbing Fixtures
- ✓ Tiled Shower and Tub Surround w/ 1/2 Glass Surround in Master Bath
- ✓ Pre-Wire for Jetted Tub (Per Plan)
- ✓ Drawer Stacks in Bath Cabinets (Per Plan)
- ✓ Double Vanities in Hall Baths (Per Plan)

Subdivision Amenities

- ✓ Street Lights and Sidewalks*
- ✓ Underground Utilities
- ✓ Designer Mailbox*

Flooring Features

- ✓ "Shaw" Stain Resistent Wall to Wall Carpeting
- ✓ Armstrong No Wax Vinyl in Kitchen, Laundry & Baths
- ✓ Hardwood Entry Foyer
- ✓ Orange Plus T/G Glued and Screwed Subfloors (Non-slab)

Optional Items

- ✓ Plan Specific Options
- ✓ Built-In Cabinets and Appliances (Per Plan)*
- ✓ Built-In Bookcases, Kitchen Islands, Built-In Desks (Per Plan)
- ✓ Flooring Upgrades
- ✓ Interior Trim Upgrades
- ✓ Gas Cooking (As available Per Subdivision*)
- ✓ Lighting Upgrades
- ✓ Bathroom Upgrades
- ✓ Outdoor Retreat Upgrades including Cedar Fencing, Cedar Arbors, Cook Centers and Outdoor Stone Fireplaces.
- ✓ There are many options that have been made available in order for you to be able to customize your new home. Please see the onsite agent for a complete list and details.
- ✓ These Standard Features are included on any new home released after 3/10/2008.

Energy Saving Features

- ✓ 13 SEER High Efficient Central Heating & Cooling Systems
- ✓ TRIPLE HVAC Systems (Per Plan) w/ Triple Thermostats for Whole House Temperature Control*
- ✓ Energy Efficient Insulation
- ✓ R-30 Insulation Flat Ceilings and Floor Overhangs
- ✓ R-19 Insulation Vaulted Ceilings
- ✓ R-13 Insulation Framed Exterior Walls
- ✓ Low-E Insulated Vinyl Double Pane Windows



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Energy Saving Features -Continued-

- ✓ Insulated Exterior Doors
- ✓ Energy Efficient Electric Hot Water Heater*
- ✓ Money Saving Air Infiltration/Insulation Package
- ✓ Energy Efficient Natural Gas Available in this Subdivision*

Basement Features

- ✓ Basement Lots Available
- ✓ Basements Designed for Finish Layout
- ✓ Stub for Basement Bath Standard
- ✓ Basement Can Standard - This allows for finishing basement at a later date.
- ✓ Finish Basement Option Available
- ✓ Watchdog Basement Waterproofing 10 Year Guarantee
- ✓ 10 x 12 Deck standard with basement

Customer Safety and Peace of Mind

- ✓ Pestban Termite Bait & Built-In Pest Control System
- ✓ Smoke Detectors each floor (Wired with Battery Back Up) for Family Safety
- ✓ Basement Water Proofing System (Basement Homes)
- ✓ Dead Bolt Locks on Front and Rear Doors - Keyed Alike
- ✓ 1 Year Materials and Workmanship Warranty
- ✓ 10 Year Structural Warranty
- ✓ All Appliances Carry Manufacturers Warranty
- ✓ Pre-Closing Orientation and Walk-Thru Inspection
- ✓ In-House Warranty Department
- ✓ Pre-Wire for Security
- ✓ Double Lights at Front Door
- ✓ Double Floodlight at Driveway



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