

TWIN EAGLES POINT | BASE FEATURES

COMMUNITY FEATURES

- A Spectacular Single Family Community in Granger, IA
- Twin Eagles Point, Plat 3 Greets Residents with Beautiful Homes and Convenient Access to Highway 141
- Many Home Plans Are Offered in Three Exterior Styles Giving the Community Diversity and Style
- All Homes Include a Full Yard of Sod for Neighborhood Consistency

CONSTRUCTION FEATURES

- 8' Poured Concrete Foundation
- Form-A-Drain Concrete Footing Forms & Draining
- Watchdog Waterproofing on Foundation Walls
- 9' Ceilings on Main Floor
- 8' Ceilings on Second Floor (if applicable)
- Two or Three-car Front-Entry Garage
- 2x6 Exterior Wall Construction
- Tyvek (or similar) House Wrap
- Radon Passive Mitigation Pipe, No Blower
- Metal Area Wells for Egress Windows (where applicable)
- Concrete Driveway and Sidewalks
- Windsor Low E White Single Hung Windows
- Woodsman Select Premium Vinyl Siding
- Certaineed Landmark Designer Shingles
- Therma-Tru Painted Fiberglass Front Entry Door
- Cedar Deck and Handrail (unless otherwise specified)
- Stone Veneer on Elevations per Plan
- Metal Gutters and Downspouts
- Wayne Dalton 600 Series Insulated Steel Garage Doors
- 2 Garage Door Openers with Remotes & Keypad Entry
- LED Exterior Soffit Lights
- Full Yard of Sod

MECHANICAL & ENERGY FEATURES

- 95% Energy Efficient Lennox Furnace
- 14/16 SEER Lennox Central Air Conditioner
- Programmable Thermostat
- 40 Gallon Gas Power Vent Water Heater
- 200-Amp Electrical Service
- Interconnected Combination Smoke & CO Detectors
- 2 Exterior Electrical Outlets
- Media Inter-Duct Connects Mechanical Room to Attic
- 3 CAT5 Data or Phone Connections
- Coax Connections in All Bedrooms & Living Room
- Blow-In Blanket R-21 Exterior Wall Insulation
- R-40 Fiberglass Blown Insulation in Attic Space

INTERIOR FEATURES

- Echelon Stained Recessed Panel Cabinetry
- Crown Molding on Kitchen Cabinets
- Kitchen Pantry on Most Plans
- Comfort Height Cabinets in Master Bath
- Nickel Wrapped Mirrors in All Baths
- 3cm Granite Countertops or Select Quartz w/ 4" backsplash
- Luxury Vinyl Tile (LVT) in Kitchen and Foyer
- Ceramic Tile Floors in All Baths and Laundry Areas
- 8 lb. Premium Carpet Pad
- Shaw Endura Nylon Carpet w/ R2X Stain & Soil Resistance
- Painted 4 1/4" Eased Edge Base
- Wood Windows Sills and 3 1/4" Casing
- Painted Raised 2 Panel Hollow Core Doors
- Painted Raised Panel Bi-Fold Closet Doors
- Satin Nickel Interior Door Hardware by Dexter
- Satin Nickel Exterior Door Handleset & Deadbolt
- 35" Direct Vent Gas Fireplace
- Stone Fireplace Surround with Stained Wood Mantel
- Delta Brilliance Stainless or Nickel Bath Fixtures
- Delta Arctic Stainless Pull-Down Kitchen Faucet
- Double-Bowl Stainless Steel Kitchen Sink
- Water/Icemaker line to Refrigerator
- 1/2 HP Garbage Disposal
- 2 Outdoor Frost-Proof Garden Hose Spigots
- Gerber Viper 1.6gpf Toilets
- Ceramic Oval Lav Sinks in All Baths
- Choice of Designer Light Fixture Packages
- Decora Rocker-Style Switches Throughout
- LED Lighting per Plan
- Ceiling Fan Rough-In All Bedrooms
- Allowance for Custom Wire Closet Shelving
- Orange Peel Textured Drywall on Walls with Square Corners
- Executive Knockdown Textured Drywall on Ceiling
- Drywalled Garage
- Sherwin Williams Sherscrub Eggshell Paint on Walls
- Stainless Steel Appliance Package in Kitchen with Free Standing Smooth Top Electric Range, Dishwasher & Microwave

WARRANTY

- Unmatched responsiveness and customer care
- 1 Year Workmanship Protection
- 10 Year Structural Protection
- Final Closing Walkthrough
- 10 Year Watchdog Foundation Waterproof Warranty
- Certaineed 30yr Shingle Warranty

UPGRADE PACKAGES

Packages can be modified. There are several other available options and upgrades available that are not captured in these packages. Please consult a member of our team for package pricing and other available upgrades and options.

Silver Package Includes:

9' Basement Walls
Covered Deck
Tiled Master Shower
Pull Out Trash
James Hardie Siding

Gold Package Includes:

9' Basement Walls	Undercabinet Plugs	LVP in Living Room
Covered Deck	Undercabinet Lighting	
Tiled Master Shower	Recessed Panel Interior Doors	
Pull Out Trash	Comfort Height Toilets	
Floor to Ceiling Stone Fireplace	Painted Kitchen Cabinets	
Soft Close / Dovetail Cabinets	James Hardie Siding	

Platinum Package Includes

9' Basement Walls	Undercabinet Plugs	Hardwood Floors & in Living Room
Covered Deck	Undercabinet Lighting	Humidifier
Tiled Master Shower	Recessed Panel Interior Doors	Irrigation
Pull Out Trash	Comfort Height Toilets	SS or Custom Range Hood
Floor to Ceiling Stone Fireplace	All Painted Cabinets	James Hardie Siding
Soft Close / Dovetail Cabinets	Silgranite Kitchen Sink	Insulated Garage