

STANDARD FEATURES

Shadow Lakes

COTTAGES

GENERAL

- 10-Year Structural Warranty
- 1 year Builder Warranty
- Community Sidewalks & Street Lamps
- Telephone Jacks in Kitchen and Bedroom/Study
- TV Cable Jacks in Living Room and Bedroom/Study
- Volume Ceilings or Tray Ceilings (per plan)
- Architecturally Controlled Neighborhood
- Multi-Media Electric Outlet in Living Room
- Poly-Sealed Sill Plate and Frame Breaks
- Community Park and Gazebo
- Free Decorator Session
- Pre-wired for Security System
- Underground Utilities & Mailboxes
- Finished Garage (per plan)

ENERGY

- 40 Gallon Water Heater
- Continuous Soffit / Ridge Vents for Attic Ventilation
- R-13 Wall Insulation
- R-38 Ceiling Insulation
- Insulated Doors and Windows
- 13 SEER Energy Efficient Heat Pump

EXTERIOR

- Two Exterior Electrical Outlets
- Termite Treatment
- Professional Landscaping
- Fully Sodded Lawns w/ Sprinkler System
- Deadbolt Door Locks
- Vinyl Soffits and Fascia
- Exterior Vinyl Siding
- Vinyl Dual-Pane Tilt Windows
- 30 Year Dimensional Shingles
- Concrete Patio
- Two Exterior Water Faucets
- Fabric Sheild™ Hurricane Panels

INTERIOR

- Mini-Blinds for Windows
- Orange Peel Ceilings
- Tear Resistant NAFCO Flooring in Entry, Kitchen, and Baths
- Ventilated Vinyl-Coated Shelving
- Stain Resistant Carpeting
- Self-Cleaning Smooth Top Range with Microwave
- Multi-Cycle Dishwasher
- Ice Maker Hookup Line
- Garbage Disposal
- Designer Counter Tops
- Stainless Steel Double Sink in Kitchen
- Elongated Commodes
- Vent Fans In Bathrooms
- Kitchen Pantry (per plan)
- Linen Closet (per plan)
- Ceiling Fans in Living Room and Master Bedroom
- Block and Wire for Additional Ceiling Fans in Bedrooms
- Two-Toned Interior Paint
- Crown Moulding on Cabinets

11/07

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Maintaining a policy of continual research and improvement. Mitchell Homes reserves the right of price, plan or specification change without notice.