



Westhaven Lot 2121
830 Cheltenham Avenue, Franklin, TN 37064
Features and Specifications

Exterior Features

- Stunning custom classically-inspired elevation with historic inspiration featuring designer brick with cast stone headers, expansive front porch, true 3 car side-entry garage with brick motorcourt details and hanging gas light front porch fixture. (Per Plan)
- Abundant porches totaling 914 square feet to maximize picturesque panoramic views of the hills from the rear porches and ridgeline from the front porch.
- Painted smooth fiber cement siding, Hardie soffits, brackets and cornice work. (Per Plan)
- Roof: Architectural shingles with manufacturer's warranty. (Per Plan)
- Two (2) hose bib connections at convenient locations.
- Four (4) exterior weatherproof electrical outlets at convenient locations.
- Fully sodded yard with custom designed landscape plan and irrigation package. (Per Plan)
- Two (2) insulated garage doors with windows and two (2) remote openers. (Per Plan)
- Aluminum 6" gutters with downspouts. (Per Plan)
- Stained wood double front door. (Per Plan)
- Stained wood ceilings on all covered exterior porches.
- Smooth concrete with saw cut pattern on main front porch and Covered Veranda. Trex wood decking on second level exterior porch. Friends entry features classic herringbone brick floor.
- Large rear Covered Veranda area on first floor featuring a wood burning fireplace with gas starter, cedar mantel, brick chimney and raised brick hearth. (Per Plan)
- Second story balcony features vent-free gas fireplace with brick surround.
- Broom finished concrete driveway and sidewalk. (Per Plan)

Interior Features

- This floorplan features 5 Bedrooms, 5 Full Bathrooms, 2 Half Bathrooms, expansive Kitchen open to the Great Room, entertainer's custom-built Wine Room, Dining Room, secondary bedroom on the main level or optional Office, spacious Master Retreat, Bonus Room, Media Room, Friend's Entry with Mom's Office, open floorplan, beautiful Outdoor Living spaces on first and second floors, large rear yard and designer finishes throughout.
- Spacious 10' and 11' ceilings on the first floor and 9' ceilings on the 2nd floor. (Per Plan)
- One-piece 7" crown moulding in Foyer, Office/Bed 5, Great Room, Dining Room, Powder Room, Utility Room, Mud Room, Kitchen, Butler's Pantry, Mom's Office, Breakfast Nook, Pantry, 1st floor hallways, Mater Bathroom, Master Closets, Bonus Room, 2nd floor stairwell. (Per Plan)
- One-piece 5" crown moulding in Bedroom 2, Bedroom 3, Bedroom 4, 2nd floor secondary baths and 2nd floor hallways.
- Attractive 7-1/4" baseboards throughout the 1st and 2nd floors.
- Designer accent trim wall detail in Dining Room.
- Entertainer's Great Room featuring French Doors with transoms, maximized natural light and custom ceiling beam detail.

Buyer's Initial _____ Buyer's Initial _____

- Traditional 2-panel 8' interior solid core doors on the main level and 2nd floor.
- Front stair finished with custom-built designer iron handrail, iron balusters, iron newel posts, stained oak treads and painted risers.
- Designer black hardware with backplate on all interior doors.
- Beautiful 6" wide European oak engineered hardwood flooring in Foyer, Office/Bedroom 5, Dining Room, Powder Rooms, 1st and 2nd floor hallways, Great Room, Kitchen, Butler's Pantry, Breakfast Nook, Pantry, Wine Room, Mud Room, Mom's Office, Master Suite, Master Closets and Bonus Room. (Per Plan)
- Attractive frieze carpeting over 8 lb. padding installed in Bedroom 2, Bedroom 3 and Bedroom 4.
- Ceiling fans blocked and pre-wired in Great Room, Office/Bedroom 5, Master Suite, Bedroom 2, Bedroom 3, Bedroom 4, Bonus Room and rear Covered Veranda.
- Designer upgraded lighting package.
- 42" Designer vent-free gas fireplace in Great Room featuring a custom-built mantel, quartz surround and flush tiled marble hearth. (Per Plan)
- All closets and pantry areas to be painted wood shelving.

Kitchen

- Gorgeous statement Kitchen featuring full overlay Shaker-style doors in both painted and stained finishes, mantel-style hood, oversized island with decorative lighting and abundant cabinetry. (Per cabinet drawings)
- Premium quartz countertops in Kitchen.
- Kitchen to feature tower cabinets, one (1) Trash Pull-Out, Crown Moulding, Light Rail Moulding and under cabinet LED lighting. (Per cabinet drawings)
- Butler's Pantry to feature Shaker-style cabinets and premium quartz countertops. (Per cabinet drawings)
- Designer marble backsplash in Kitchen and Butler's Pantry.
- Kitchen features premium stainless-steel JennAir appliance package including 48" Gas Range, 24" Built-In Drawer Microwave, 24" Dishwasher, 30" Built-in Refrigerator Column and 30" Built-in Freezer Column.
- Apron front farmhouse sink with garbage disposal.
- Kitchen features large built-in pantry with painted all wood shelving from floor to ceiling.

Wine Room

- Entertainer's Wine Room featuring impressive full wall custom-built wine storage.
- Statement custom iron door with glass entrance.
- Designer trim details on walls and ceiling.
- Beautiful sconces to frame this showpiece room.

Master Suite

- Spacious private master suite featuring a beautiful vaulted ceiling with statement painted wood beams. (Per Plan)
- Large walk-in His and Hers closets with custom-built wood shelving.
- Master Bathroom cabinets feature dovetail full extension soft close drawers and doors, painted Shaker-style doors with upgraded design. (Per cabinet drawings).
- Upgraded marble countertops at vanities.
- Delta widespread vanity faucets. Elongated comfort-height toilet.
- Relaxing free standing soaking tub with floor-mounted tub filler.
- Designer shower with heavy glass shower enclosure, custom-designed tile walls, built-in seat and tile shower pan. (Per Plan)

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Secondary Bathrooms

- Beautiful premium granite, marble and quartz countertops.
- Cabinetry with solid wood panel door fronts featuring soft close doors and drawers. (Per cabinet drawings)
- Delta vanity faucets and elongated comfort-height toilets in all secondary bathrooms.
- Designer Powder Baths with custom trim details.
- Tile floors in all secondary baths. Steel tubs with tile walls to approximately 8’ in second floor secondary bathrooms.
- Plate glass mirrors to 42” over all vanities in secondary bedroom baths.
- All tub/showers equipped with Delta fixtures.

Utility Room

- Spacious and functional design conveniently accessible from Hers Master Closet featuring full-height windows.
- Cabinetry with solid wood recessed panel door fronts featuring soft close doors and drawers.
- Premium quartz countertops.

Electrical, Security & Low Voltage

- Pre-wired for (10) Category 6 phone/data jacks.
- Pre-wired for (10) RG6 cable jacks.
- Pre-wired surround sound in Great Room.
- All low-voltage wiring installed to centrally located low-voltage panel.
- Security system pre-wire.
- Hardwired smoke detectors per code specifications.
- Deadbolt locks on all exterior doors.
- Exterior lighting at all exterior doors.

Energy Features

- Energy efficient conditioned crawlspace.
- Energy efficient gas tankless water heater with recirculating pump.
- Insulation in all exterior walls per code specifications.
- Insulation in all ceilings per code specifications.
- Fully insulated garage and insulated garage doors.
- Energy efficient protective house wrap on all exterior walls.
- American Standard 14 Seer natural gas furnaces with electric air conditioning units.

Warranty

- Non-transferable one (1) year builder’s warranty program.

In the case of a discrepancy between specs and plans, spec sheets take precedence over plans. Builder reserves the right to select comparable alternative materials. All specifications and allowances are subject to change. All allowances are to include tax and installation. Installation at time of contract deems acceptance.

Buyer’s Signature

Date

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