

SIGNATURE RIDGE

At Highland Creek

Community Features

- Professionally maintained yards
- Protective covenants
- Pristine community views of the Highland Creek Golf Course and natural areas.
- Within walking distance of one of several Highland Creeks amenity areas
- Underground utilities

Structural & Exterior Features

- Simulated wood grain premium low maintenance vinyl siding and brick accented exteriors
- Monolithic fiber reinforced concrete slab
- Picture frame concrete driveway, walkway and patio
- 10' x 8' patio (*community specific*)
- Engineered truss construction roofs
- Architectural designed exteriors with horizontal, shake, board and batt sidings, box bay windows and metal roof elements (*per plan*)
- Designer three tab fiberglass shingles (*20-year warranty*)
- Exterior lighting at entrances
- 2 exterior weather-proof electrical outlets (*per plan*)
- 2 exterior hose bibs (*per plan*)
- Raised-panel steel garage door
- Community landscape plan with sod
- Exterior locks and deadbolts - brushed metal finish
- Termite soil treatment
- 1-car garage with finished walls
- Spacious 3rd floor bonus room
- 9' ceilings on first and second floor
- 2-10-year structural warranty

Kitchen Features

- Designer Birch cabinet package with crown molding and cabinet hardware
- Luxury granite kitchen countertops with flat edges and backslash
- Recessed icemaker connection
- Double-bowl stainless steel kitchen sink with chrome faucet and pull-out sprayer
- Built-in pantries with ventilated shelves
- Premium appliance package
 - Range
 - Microwave (*over the range*)
 - Dishwasher
 - Garbage disposal
- Recessed cans in kitchen and over sink

Bath Features

- Polished chrome finish plumbing fixtures
- Polished chrome finish bath accessories
- Cultured marble vanity tops in master and guest bath and pedestal sink in powder
- 42" garden tub shower combo in master bath with simulated tile
- Elongated commodes in all baths
- Private water closets
- Full wall mirrors in master and hall baths, oval mirror in powder room
- Exhaust fans in all baths

Interior Features

- Hardwood entry foyer
- Wood hand rail and balusters in foyer
- Dramatic arches (*per plan*)
- Low maintenance vinyl flooring in wet areas
- Shaw® "Avensong" 25oz carpet with stain safety
- Duron® "Bone White" color painted walls and ceilings and "Shell White" painted trim
- Coffered ceiling in master suite
- Three-panel interior doors with brushed nickel door hardware
- Three-panel doors on closets
- Trim Package: baseboard, window sill, apron and door casing throughout home
- Vinyl coated ventilated shelving in closets
- Designer lighting package with brushed nickel finishes
- Phone jacks in kitchen, family room and master bedroom
- Cable outlets in family room, master bedroom and bedrooms
- Elegant smooth ceilings
- Smoke detectors in all bedrooms
- Door chime

Energy Efficient Features

- R-30 blown ceiling insulation
- R-13 wall insulation in exterior walls
- Soffit and ridge ventilation system
- Insulated exterior doors, fiberglass front door
- Electric heat pump with 2 digital thermostats
- Electric 40-gallon water heater
- Vinyl double-pane insulated windows with tilt-in bottom sash and screens

All items above subject to change without notice at the sole discretion of Calloway Homes, a substitute may be used as long as it is of equal or greater value. Manufactures may be replaced without notice. 5/08

