



401 Yeonas Drive SW– Included Features - Offered at \$1,499,000

Energy Saving Features

- Dual-zone heating
- Natural gas furnace main level
- Electric heat pump second level
- 14 Seer Air Conditioning Unit Zone 1
- 14 Seer Air Conditioning Zone 2
- 60 gallon gas hot water heater
- R-38 insulation in attic
- R-19 insulation in walls
- M/I Capital–Black Low E Insulated Vinyl Windows
- CPVC Flowguard Gold Piping

Exterior Features

- Richly-detailed, Craftsman-style elevation with beautiful front porch
- Tamco dimensional 30-year architectural roof shingles
- Low maintenance James HardiePlank siding
- High-grade Centurion stone water table
- Fiber insulated wood composite Craftsman-style entry door with light filled transoms
- PVC wrapped windows and doors
- Slate porch and steps and walkway (per plan)
- Two car front-entry garage with remotes and exterior key pad
- Concrete driveway
- Professionally-designed landscape package
- Front and rear hose bibs and electrical GFI outlets
- Schlage hardware on all exterior doors

Interior Features

- Heritage Series Craftsman interior doors
- Voluminous 9' ceilings throughout
- Two tone paint throughout
- Upgraded Craftsman trim package
- Coffered ceiling in family room and owner's suite (per plan)
- Upgraded Kichler decorative lighting package and ample recessed lighting (per plan)
- Ceiling fan pre-wires in family room and all bedrooms
- Pre-finished wide plank hardwood flooring on entire main floor, staircase, upstairs hallway, master bedroom and lower level landing
- Stately gas fireplace in family room with stone surround
- Oil-rubbed bronze hardware on interior
- Structured wiring/tech package
- Secure deadbolts on all exterior doors
- 400 amp electrical service
- Exceptional oversized upstairs laundry room with crisp white cabinetry and granite countertops

Designer Kitchen Features

- Designer quartzite countertops with gorgeous white drop-in sink
- 42" Marsh Full-Overlay, Soft-Close Kitchen Cabinetry
- Gourmet GE Cafe and Profile Stainless Steel Appliances
 - 36" commercial-style, six-burner, high-output gas cooktop
 - Full-size built-in refrigerator
 - 30" convection, double-wall oven/microwave combination
 - 24" dishwasher
 - 24" under-counter, built-in beverage refrigerator in butler's pantry
- Gorgeous marble subway tile backsplash
- Stunning furniture-inspired island with convenient vegetable preparation sink

Owner's Suite and Bath

- Gorgeous quartzite countertops in owner's bath
- Craftsman-inspired claw foot soaking tub and separate oversized designer shower
- 12"x 24" oversized tile with designer oversized subway tile accent wall
- Dual showerheads
- Kichler craftsman lighting package
- Moen polished chrome fixtures

Secondary Baths

- High-end quartz countertops
- Designer tile floors and surrounds with 3"x6" subway tile surrounds
- Elongated toilets
- Kohler chrome faucets
- Moen chrome fixtures

Lower level

- Finished spacious recreation room, game room, full bath and 5th bedroom
- Gorgeous full bath with granite countertops and access to bedroom and recreation area
- Ample recessed lighting
- Walk-up condition with atrium door
- Wet bar with leathered granite countertops, beverage center, tile backsplash and beautiful cabinetry

Customer Conferences

- Pre-Settlement Orientation
- 60-Day Service
- 1-Year Drywall and Service Review

Warranties

- Capital Custom Homes 1- and 2-Year Limited Warranty
- 10-Year Structural Warranty
- Extensive Manufacturer Warranties