SYLER CONSTRUCTION

FLOOR PLAN & PRICING GUIDE

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STALEY FARMS
A Private GOLF COMMUNITY

2022 Standard Features:

Items with ** are above builder-grade standards that are included in our base price.

Warranty:

- One year limited warranty
- Punch-list done at 90 day and 1 year

Exterior:

- Cultured stone design per plan
- Stucco front/ LP Smart Siding varies per plan
- **Stucco on sides and back of the home**
- Smart trim on fascia per plan
- 12" smart soffit with cut in vents
- Windows come in white vinyl, with grills on the front of the house only, low e glass, and screens. Window type varies per plan
- Window well per plan

Exterior Items above builder-grade standards that are included

- **Lifetime architectural shingles over 15 pound felt, metal valley, and drip edge ****
- **Seamless, color matched gutters that include 2x3 downspouts with buried downspout extensions 5 feet away from the foundation ****
- **Garage doors are 8 foot tall and include openers****
- **Landscape allowance varies per plan ****
  - **(1% of contract amount) ****
- **Irrigation system designed per lot ****
- **Covered Deck**
  - **Decks are of Trex material for decking (Colors: Clam Shell or Saddle), treated material to be stained and black steel handrails and spindles****
- **All foundations types (full dig, daylight, & walkout) included at no added cost****

Interior trim:

- Large base boards in main areas, smaller casing in secondary areas
- Crown molding in box vaults per plan
- Custom wood mantle over fireplace
- Door hardware in ORB or Satin Nickel finish, Handle-set on front door**, levers** throughout the rest of the home
- Decorative metal spindles on staircase

Interior Trim Items above builder-grade standards that are included

- **Crown headers over Great Room Windows ****
- **$6,000 allowance to use for custom ceiling/wall treatments from our selection guide ****
  - **See Page 9 of Selection Book**
- **Decorative wood mirror frame in master bath and main guest bath****
- **Wood end caps on stairs ****

Mechanical, plumbing, and lighting

- 1/3 HP Air switch for garbage disposal
- 2 exterior hose bibs
- Delta plumbing included in ORB or Satin Nickel finish
- Rectangular vanity sinks
- PEX plumbing supply lines
- 200 AMP electrical services
- TV outlet included in 3 areas
- Ceiling fan in great room, master, and covered deck-if applicable, however all secondary rooms are pre-wired for future ceiling fans
- All other lighting is budgeted per plan
- 13 SEER HVAC equipment
- Digital Thermostat

Mechanical, plumbing, & lighting above builder-grade standards that are included

- **Humidifier ****
- **An outlet in the garage and pantry ****
- **Black 50/50 or 60/40 Silgranit sink in kitchen ****
- **Sump pump on all plans ****
- **Radon ventilation through roof ****
- **Basement stubbed for future full bath/bar if basement not finished ****
- **96% efficient gas furnace ****
- **50-gallon power shot water heater ****

Cabinets, flooring, countertops

- Mudroom bench-varies per plan
- ORB, Satin Nickel, or Chrome hardware
- Granite tops in kitchen, master bath, and main floor guest bath
- Granite top in basement bar if applicable
- Cultured marble tops on secondary baths
- Tile backsplash in kitchen and basement bar if applicable
- Tile floors in all bathrooms/laundry/bar floor, tile floor master bath shower
- Carpet in bedrooms/bed closets
- Upgraded carpet on stairs
- Rustic Red Oak random length/width hardwood floors on main level-placement varies per plan
- Matte finish paint on walls, Enamel on trim/doors

Cabinets, flooring, & countertops above builder-grade standards that are included

- **Cabinets to ceiling in kitchen**
- **Stainless GE appliances in kitchen-30" gas cooktop, dishwasher, built in microwave/oven, & stainless steel hood ****
- **Up to 3 interior colors and 1 stain color ****
- **Double trash pullout in kitchen ****
- **Full extension glides throughout ****
- **(1) shampoo niche & seat in master shower ****
- **Tile walls in showers ****

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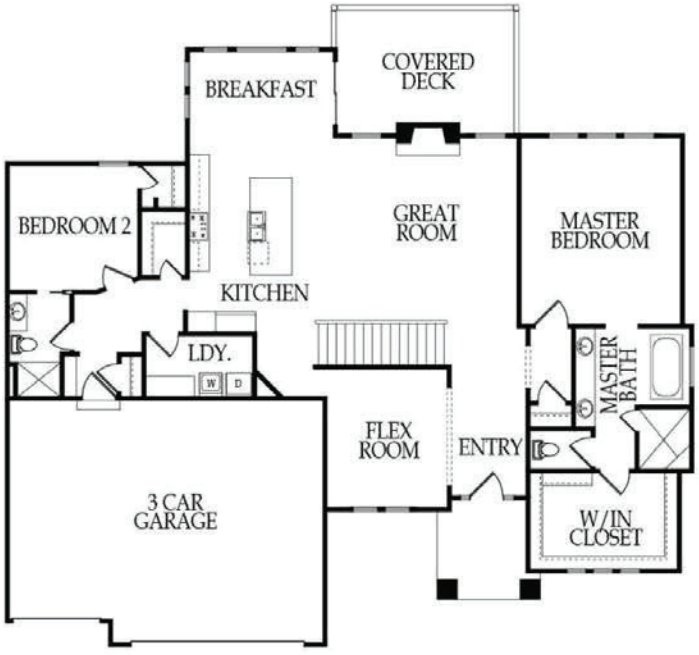
Cedar Ridge



1 ½ Story Plan
5 Bedroom, 4 Bath
3 Car Garage

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Dimensions are approximate which may cause home to vary slightly from drawings. All rights reserved 2021