

LYNNWOOD

Standard Features



QUALITY CONSTRUCTION

- Clay Brick- 3 Sides
- James Hardie® Fiber Cement Siding, Soffit, and Fascia*
- Owens Corning® 30 Yr Architectural Shingles
- Secure Tongue and Groove Subfloor*
- (3) Scheduled Buyer Walks
- Scheduled Interior Selections Meeting on Dirt Sales


EXTERIOR AMENITIES

- Mahogany 6-Panel Entry Door
- Decorative Coach Lighting
- Front Sod
- Full Landscaping Package
- (3) Anti-Siphoning Hose Bibs with Side Gate for Easy Access
- 6' Privacy Fence
- Sheetrock Finished Windstorm Rated Garage with Decorative Doors
- Windstorm Window Panels
- Front Rain Gutters

INTERIOR AMENITIES

- PPG Painted™, Monterrey Drag Textured Walls & Ceilings
- Walk in Closets* with Built-In Shelving
- Anglia's Customized Design Package
 - Crown Molding in Entry, Formals and Master Bedroom*
 - Upgraded Trim along Interior Wall and Doors
- Rounded Sheetrock Corners
- Designer Brushed Nickel Lighting Package
- Kwikset® Brushed Nickel Door Hardware
- (1) Telephone Jack and Cable Outlet in Kitchen
- Ceiling Fans in Master Bedroom and Family Room*
- All Bedrooms Blocked and Wired for Ceiling Fans
- Durable Ceramic Tile in Entry
- Tall 9' Ceilings*

KITCHEN FINISHES

- Choice of Granite or Quartz Countertops
- Ceramic Tile Backsplash on Diagonal
- 42" Shaker Style Cabinets with Crown Molding and Bump-out Over Range
- 8" Stainless Steel Sink with Garbage Disposal
- Moen® Plumbing Fixtures
- Durable Ceramic Tile Flooring
- Energy Saving LED Lighting
- Under-Cabinet Lighting
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 - Gas Range
 - Microwave (Direct Vent to Exterior)
 - Dishwasher

OWNERS RETREAT FINISHES

- Coordinating Shaker Style Cabinets
- Engineered Marble Countertops with Dual Round China Bowls
- Enclosed Shower with Glass Door
- Separate Garden Tub with 12" Tiled Surround and Accent Row
- Durable Ceramic Tile Flooring
- Elongated Commode
- Fluorescent Light in Walk-In Closet

SECONDARY BATH FINISHES

- Coordinating Shaker Style Cabinets
- Engineered Marble Countertops with Round China Bowl
- Durable Enameled Steel Tub
- 12" Tiled Shower Surround
- Durable Ceramic Tile Flooring
- Porcelain Pedestal Sink in Powder Room*

ENERGY EFFICIENT AMENITIES

Our homes are constructed with energy efficient features and amenities placing importance on your comfort, savings and the environment

- 16 SEER HVAC System
- White Vinyl Double Pane, Low-E Windows
- Honeywell® Programmable Touch-Screen Thermostat
- Insulation
 - Blown R-38 in Flat Areas
 - R-22 Batts in Slopes
 - R-13 Batts in Walls
- Electric Dryer Connections in Utility Room
- PEX Hot & Cold-Water Lines
- Rheem® High Efficient Tankless Gas Water Heater (Whole House)
- Radiant Barrier Decking and Roof Ridge Vent

SECURITY AND COMFORT

- Smoke and Carbon Monoxide Detectors
- Fresh Air Intake System for Enhanced Air Quality
- Pre-wired for Garage Door Opener
- Pre-wired for Alarm System
- Professionally Engineered Post-tension Foundation
- 2-10 Year Warranty Programs
- Independent Third Party Inspections

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*Varies Per Plan
Approved by: 03/09/2022

Anglia Homes reserves the right to change specifications and designs without notice.

