



YOU DREAM IT. WE BUILD IT.

637 Foxtail Drive, York PA 17404 • (443) 807-3069 • ryan.customcreationsbuilding@gmail.com

Standard CUSTOM Features as of 10/21/20

- Exterior and basement features
 - 8' poured foundation walls
 - Egress window in basement
 - Walkout basement or Bilco basement door on homes 2800 sq ft or larger
 - Mi 3500 series windows (white)
 - 1x4 exterior pvc trim on all doors, garage door, and front windows
 - Garage premium insulated garage door with opener
 - Masonite exterior and interior doors
 - Metal roof on porches and accent roofs
 - Three piece underslab basement bath rough-in for future bathroom
 - Three exterior hose-bibs
 - Passive radon venting system
 - J-Drain basement waterproofing system

- Interior features
 - 9' first floor ceiling height
 - Tray ceiling in owners bedroom
 - Custom entertainment cabinet base in family room with stained wood top
 - Installed in lieu of a fireplace
 - Oak stair treads to second floor on homes over 2800 sq ft
 - Kitchen
 - Medallion signature cabinets with soft close doors and drawers
 - 42" wall cabinets
 - Quartz countertops--Calcatta Ultra or comparable
 - Subway tile (3" x 6") backsplash
 - Farmhouse kitchen sink (white or stainless)



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- Kitchen, continued
 - Stainless steel GE appliances
 - Slide-in gas range (GE--JGSS66SELSS)
 - Dishwasher (GE--GDT605PSMSS)
 - Kobe range hood vented to exterior
 - Covered by Medallion Box Hood or comparable
 - Moen garbage disposal
 - Accor in-wall ice maker line for refrigerator
- Moldings
 - Craftsman style molding package
 - 1x4 window casing
 - 1x6 baseboards
 - 1x4 door casing with 5/4 x 6 door header capped with 1x2
 - Craftsman style crown in main living room
 - One shiplap accent wall in room of choice
 - Board and batten trim in one room of choice
- Flooring
 - Kitchen, living/family, dining room, 1st/2nd floor hallways, and owners bedroom
 - Mannington Adura Rigid Plank or comparable
 - Bathrooms and laundry
 - Mannington LVS silver series or AduraMax
 - Secondary Bedrooms, stairs, and all closets
 - TOC Smart soft carpet (soft delight)
- Bathrooms
 - Freestanding vanities in all bathrooms with marble or quartz tops
 - Moen Gibson faucets--chrome
 - Ceiling mounted rain head and handheld with slide bar in master bath
 - Comfort height elongated toilet
 - Moen Gylde towel bars and paper holder--chrome
 - Framed shower door

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- Bathrooms, continued
 - Framed mirrors (white or to match faucets)
 - Owners shower 3" x 6" subway tile walls to the ceiling
 - One piece fiberglass tub/showers in secondary baths
- Electric
 - Recessed light package throughout
 - Excludes secondary bedrooms, laundry, and garage
 - Cable hook-ups in family room and all bedrooms
 - \$2,500 light fixture allowance
 - Most outlets supply USB power from receptacle. No more hunting down power bricks.
- HVAC
 - Amana 92% gas furnace
 - Amana 14 seer air conditioner
 - Honeywell programmable WIFI smart thermostat
 - All ducts sealed to ensure optimal function of system
 - Homes 2800 sq ft and larger
 - EWC zone damper system to separate 1st and second floor heat/air systems
 - Includes 2nd WIFI thermostat placed on the second floor