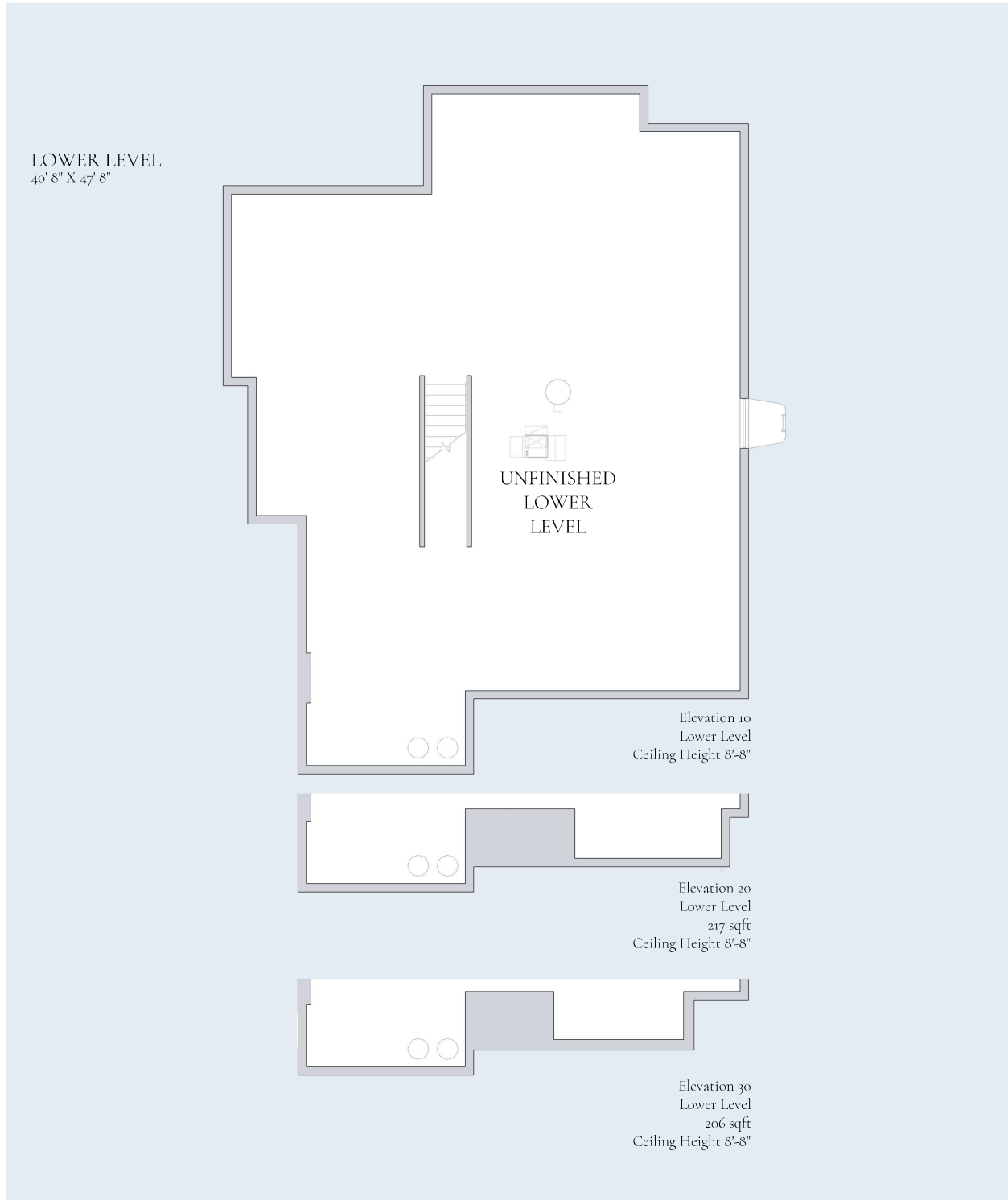


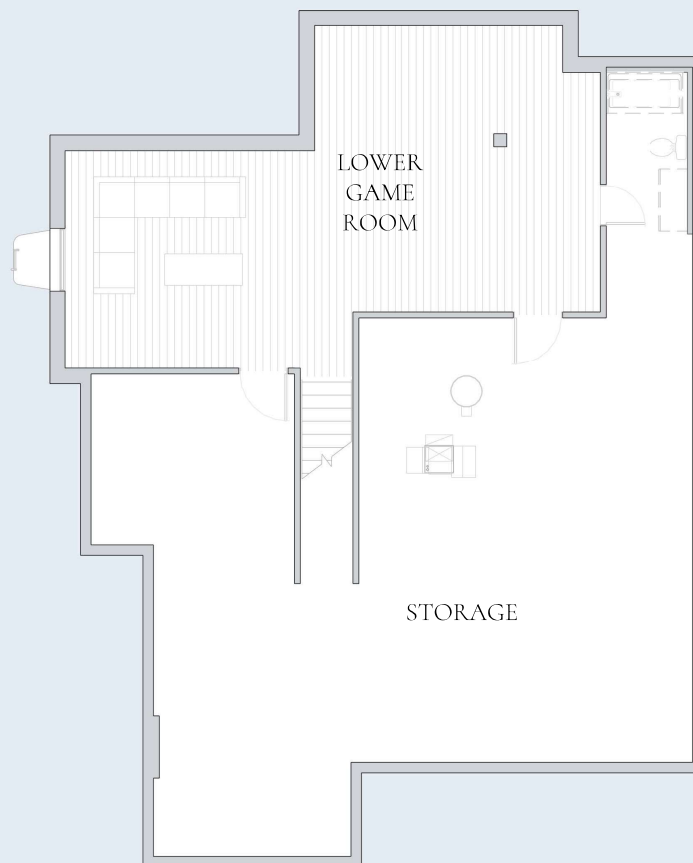
Lower Level



Lower Level

LOWER GAME ROOM
34' 5" X 18' 4"

STORAGE
38' 8" X 28' 7"



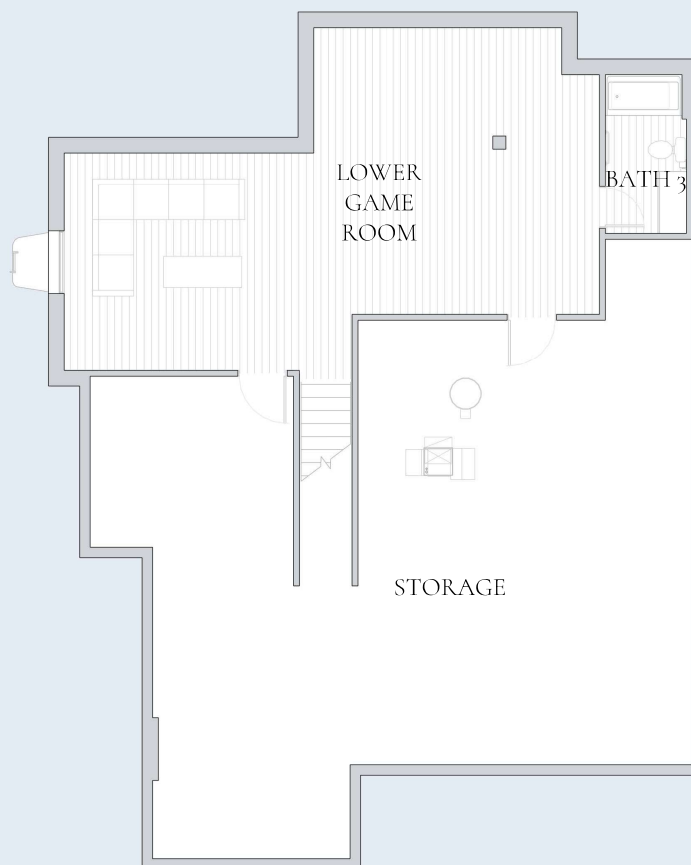
Lower Level
Gameroom, Bath Rough -In
+618.5 sqft
Ceiling Height 8'-8"

Lower Level

LOWER GAME ROOM
34' 5" X 18' 4"

BATH 3
5' 2" X 10' 2"

STORAGE
34' 8" X 28' 7"



Lower Level Layout 2
Gameroom, Bath
+692 sqft
Ceiling Height 8'-8"

Lower Level

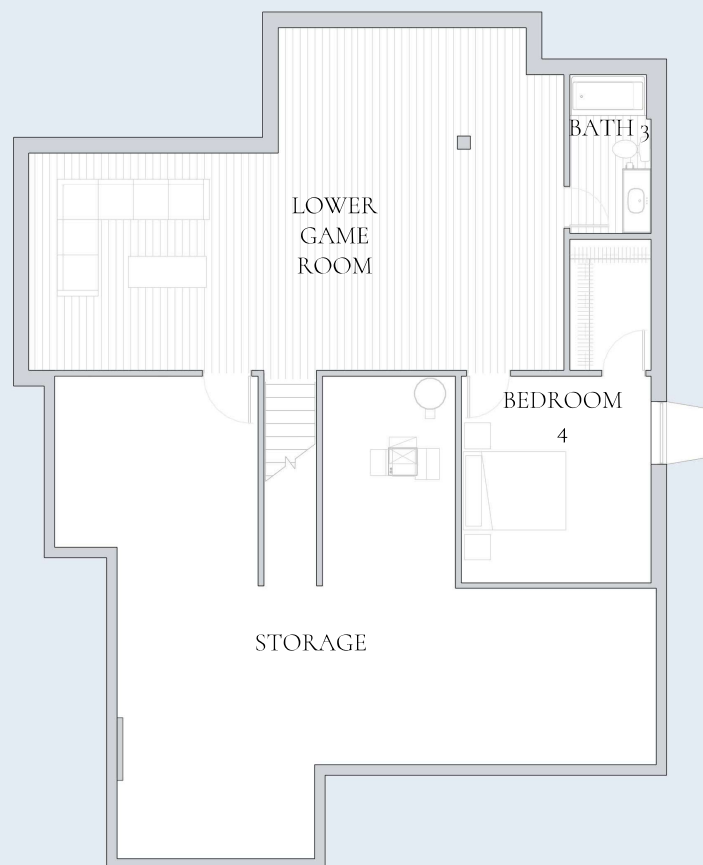
LOWER GAME ROOM
18' 5" X 14' 0"

BEDROOM 4
12' 2" X 13' 3"

W.I.C.
5' 2" X 8' 5"

BATH 3
5' 2" X 10' 2"

STORAGE
34' 8" X 28' 7"



Lower Level Layout 3
Gameroom, Bed, Bath Layout 1
+959 sqft
Ceiling Height 8'-8"

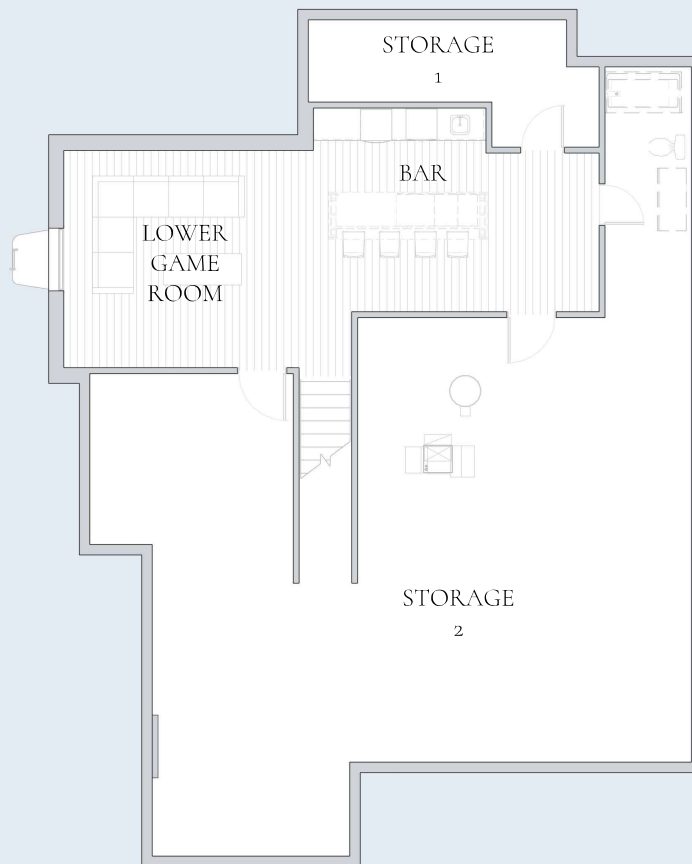
Lower Level

LOWER GAME ROOM
16' 0" X 14' 0"

BAR
18' 5" X 13' 0"

STORAGE 1
16' 8" X 5' 3"

STORAGE 2
34' 8" X 28' 7"



Lower Level Layout 1 w/ Bar
Gameroom, Bar, Bath Rough-In
+959 sqft
Ceiling Height 8'-8"

Lower Level

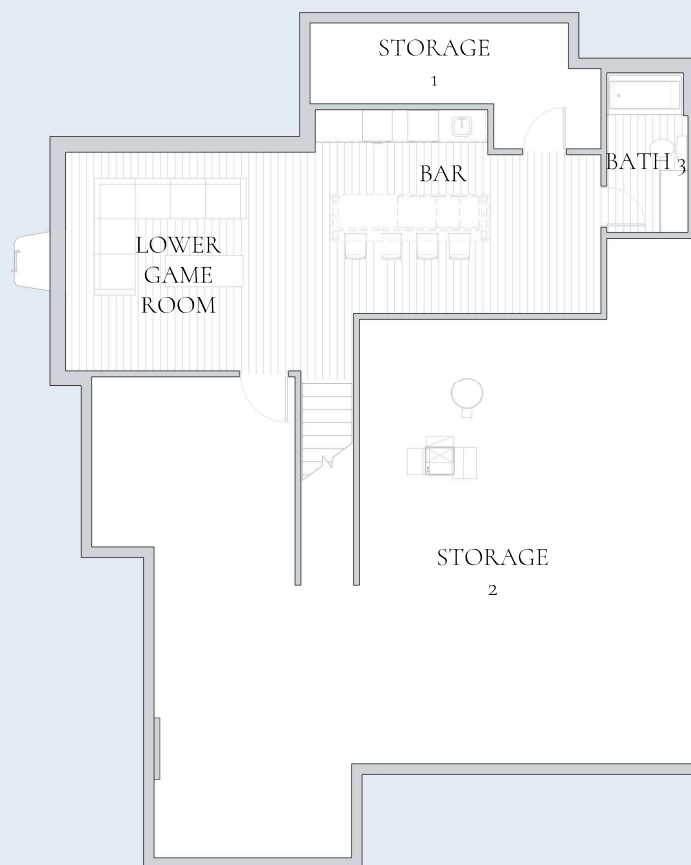
LOWER GAME ROOM
16' 0" X 14' 0"

BAR
18' 5" X 13' 0"

BATH₃
5' 2" X 10' 2"

STORAGE₁
16' 8" X 5' 3"

STORAGE₂
34' 8" X 28' 7"



Lower Level Layout 2 w/ Bar
Gameroom, Bar, Bath Layout 1
+578.5 sqft
Ceiling Height 8'-8"

Lower Level

LOWER GAME ROOM
18' 5" X 16' 8"

BAR
15' 11" X 13' 0"

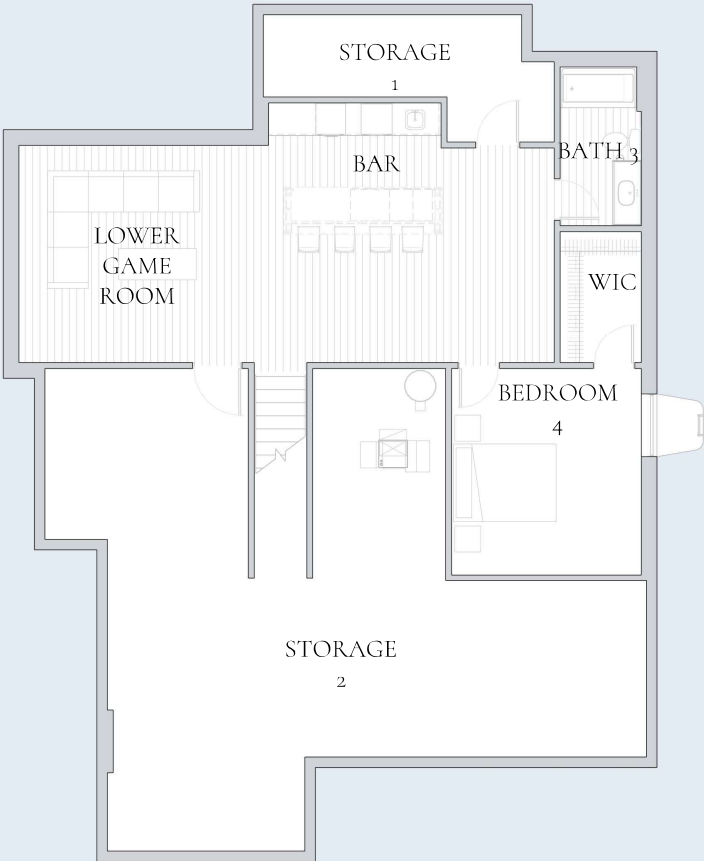
BEDROOM 4
12' 2" X 13' 3"

W.I.C.
5' 2" X 8' 5"

BATH 3
5' 2" X 10' 2"

STORAGE 1
16' 8" X 5' 3"

STORAGE 2
34' 8" X 28' 7"



Lower Level Layout 3 w/Bar
Gameroom, Bar, Bed, Bath Layout 1
+840 sqft
Ceiling Height 8'-8"



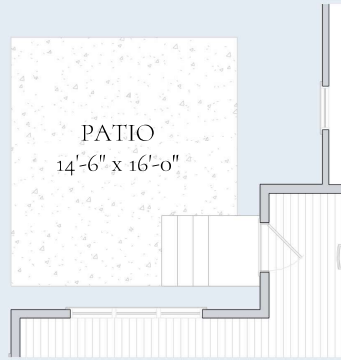
First Floor



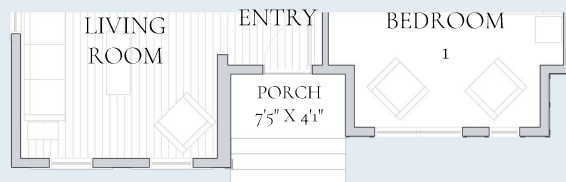
First Floor



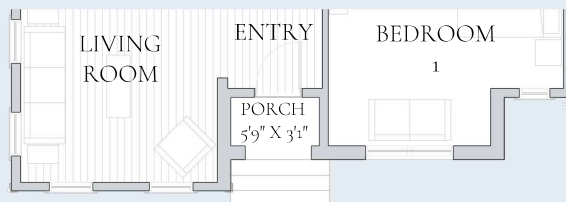
Great Room
Wall Of Windows



Add Patio



Elevation 20
+ 217 Sq. Ft.



Elevation 30
+ 206 Sq. Ft.

Second Floor

BEDROOM 2
12' 11" X 12' 3"

W.I.C. 2
5' 2" X 8' 10"

BATH 2
9' 2" X 8' 7"

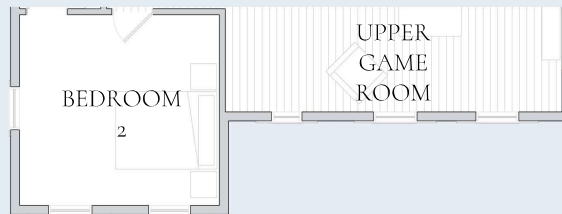
BEDROOM 3
14' 9" X 12' 1"

UPPER GAME
ROOM
21' 7" X 11' 11"

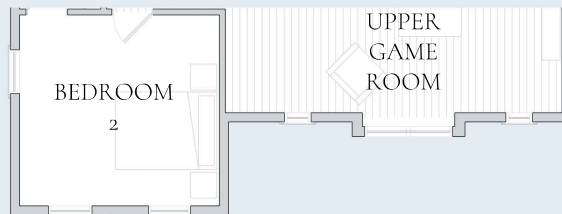
SECOND FLOOR
GALLERY
7' 8" X 8' 10"



Elevation 10
Ceiling Height 9'-0"

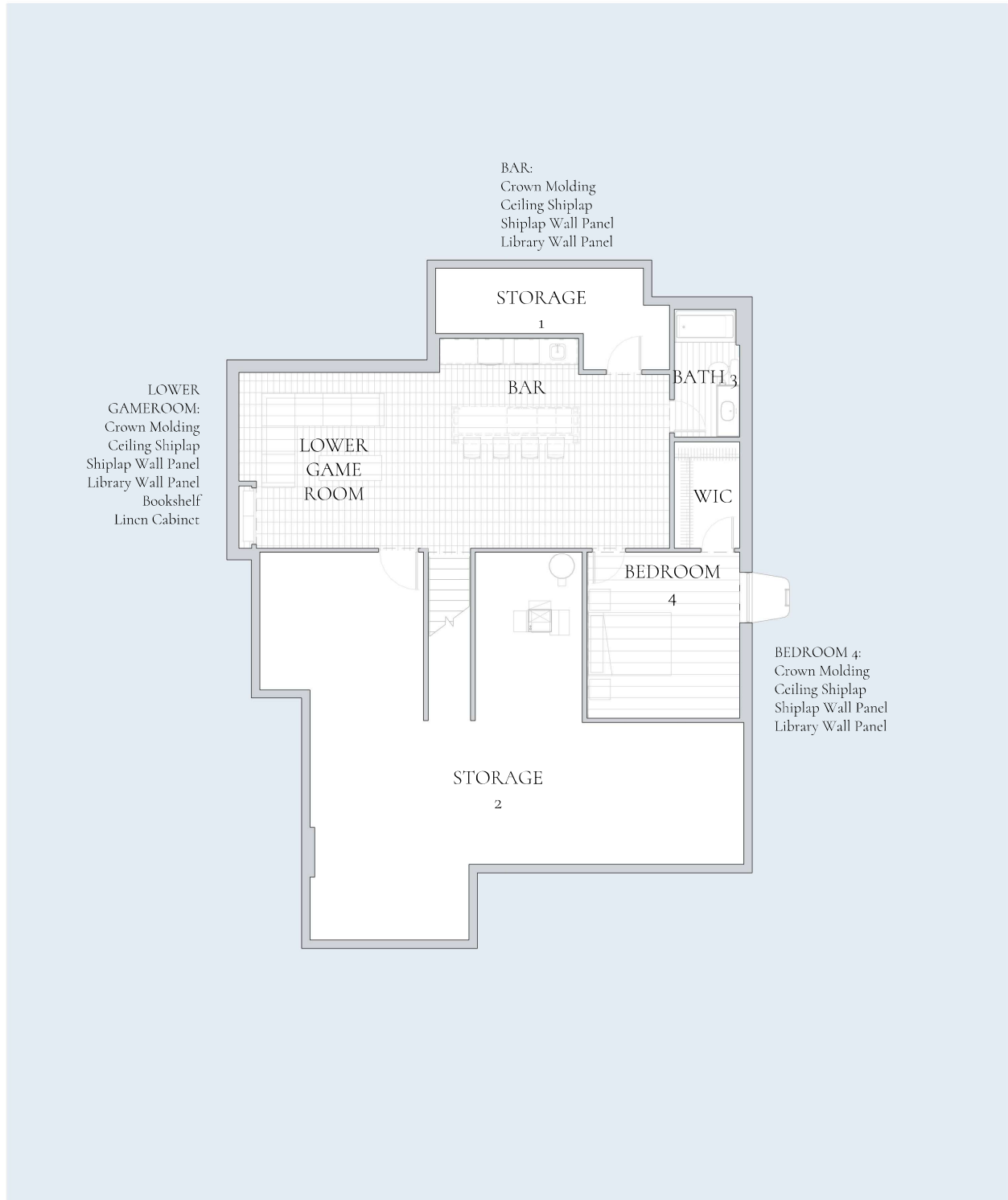


Elevation 20
+ 00 Sq. Ft.



Elevation 30
+ 00 Sq. Ft.

Lower Level - Add Details



First Floor - Add Details



Second Floor - Add Details



Always Included

Contemporary designer finishes

- Slim recessed lighting with dimmer switches in kitchen, dining, galleries, and baths
- Designer maple flat panel kitchen cabinets with stain
- Laminate square edged kitchen countertops with tile backsplash
- Cultured marble vanity tops with backsplash and integrated designer bowl
- Designer pedestal sink in powder room
- Standard height toilets
- Luxury vinyl plank flooring in entry, bathrooms, laundry, kitchen & gathering spaces
- Carpet in bedrooms
- Designer stainless steel appliances including electric range, microwave with vent, and dishwasher
- Chrome bath fixtures, toilet paper holder, and towel rod
- Half walls with designer caps at stairways
- Oversized interior window casing and 5-1/2" baseboard
- 2 panel or 6 panel interior doors with brushed nickel knobs and hinges
- Interior flat latex wall colors in Pure White, Natural Tan or First Star with Pure White semigloss on interior trim
- Installation of designer exterior lighting fixtures

Landscaping to enhance your home

- Landscaping design package includes hedge and seeded lawn tree-planting to enhance curb appeal and vary streetscape
- Extra-wide poured concrete entry walkway
- Paved asphalt driveway

Efficient systems for comfort and convenience

- 200 amp home electric service
- High-efficiency 92% AFUE gas furnace
- High-efficiency 14.4 SEER central air conditioner
- WiFi enabled programmable thermostat
- Large capacity 50-gallon high efficiency water heater
- Resilient PEX water supply system with accessible shut-off valves
- High-bandwidth CAT-6 network wiring
- Garage door openers with remotes
- Front and rear exterior hose bibs

Building components deliver timeless performance

- Architectural dimensional asphalt shingles
- Fiber cement exterior siding featuring colorfast technology
- Energy efficient vinyl windows with Low E glass and removable screens
- Oversized fiberglass dent resistant entry doors with deadbolt

A structure built to last

- Poured concrete foundation walls with interior and exterior basement footing drains and exterior damp proofing
- 2x6 exterior house wall framing with 7/16" wall sheathing
- R-21 batt insulation installed within all 2x6 exterior walls
- R-13 vinyl wrapped insulation applied to all unfinished basement walls
- Foam sealant applied at all exterior joints
- 3/4" tongue & groove subfloor
- Engineered roof trusses



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions.
The square footage of the home may vary based on which measuring standard is applied

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ROYSTON - Always Included

