



DREAMBUILDER

CUSTOM HOMES, LLC

Dreambuilder 10 Features

All of our homes include our **DreamDesign** elements, our exclusive collection of features that maximize square footage, livability and value while incorporating the very latest in design trends, architecture and materials.

Behind-the-Scenes

- 3-course stemwall to raise home off-grade and increase curb appeal
- 2x6 exterior wall framing
- James Hardie brand housewrap and window sealing tape for moisture protection
- James Hardie brand siding
- Three-step stucco process
- Fiberglass exterior doors with rot-resistant jambs and thresholds
- Decorative garage door; door opener and keyless entry system

Roofing

- 30# felt underlayment (most builders use 15#)
- Additional sealing at all ridges, valleys, penetrations and along entire eave
- 30-year architectural shingles

Energy-Saving Features

- Low-E windows
- Radiant barrier roof sheathing
- High efficiency HVAC systems
- Energy Star rated appliances
- Low flow plumbing fixtures

Impressive Kitchens

- Maple cabinetry with full overlay doors
- Numerous features such as:
 - 42" uppers
 - Large crown moulding
 - Wall oven with separate cook-top
 - Built-in trash can drawer
 - Pots-and-pans drawer stack
 - Glass doors and staggered heights per design
 - Undercabinet lighting
 - Pendant lighting over island
 - Cabinet hardware
- Full GE stainless steel appliance package including refrigerator
- Granite countertops with undermount sink and Kohler plumbing fixture
- Fully tiled floors and backsplash

Beautiful Baths

- Fully tiled floors, showers and tub decks
- Kohler plumbing fixtures throughout
- Adult-height vanities in master bath with drawer storage
- Granite or Corian countertops with undermount sinks
- Frameless glass shower enclosures
- Decorative glass mirrors (no plate glass)

Decorative Trim

- Masonite brand interior doors in choice of style
- Larger 5" baseboard
- Crown moulding in all main rooms and master suite
- Full open railing on staircases and balconies
- Kwikset brand door hardware

Additional Features

- Carpeted areas include 8# pad for softness and durability
- Sherwin Williams brand paint
- Designer lighting inside and out with Decora light switches
- Ceiling fans in all bedrooms
- Fully wired security system with two keypads
- Structured wiring system with cable/phone outlets throughout
- Surround sound pre-wire in great room

Outdoors

- Fully sodded yard with full-coverage irrigation system
- Generous landscaping package
- Driveway and walkways with concrete 'skim and slick' trim
- Flood lights on rear corners of home