



Irontown Homes Modern Series

Home Features

Included Features



Flooring: Bamboo, tile, and Carpeting



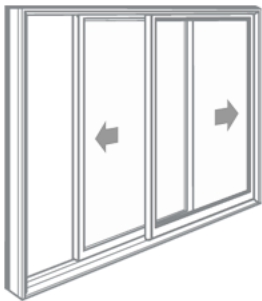
Roof: Lifetime architectural shingle
Roof (membrane or metal roof
Upgrades available)

Exterior Siding: Fiber cement 8" smooth lap
siding/board & batten siding – per plan

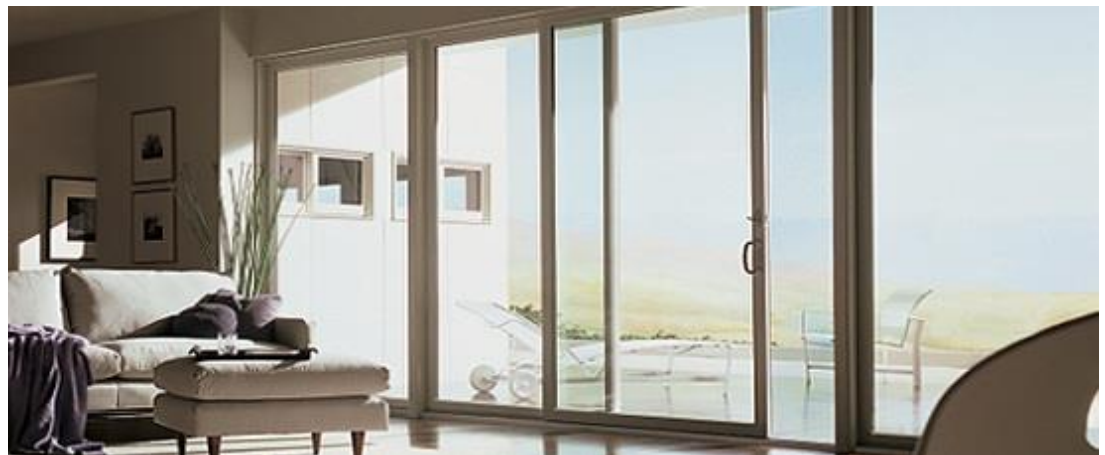
Eaves: Boxed eaves with painted fascia

Entry Door: Stained fiberglass flush panel door

Deadbolt & Locksets: Kwikset Milan-chrome



Windows: Anderson
100 Series
Windows/gliding
doors



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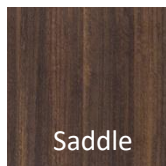
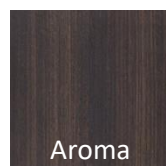
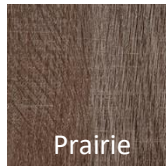
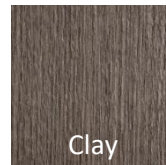
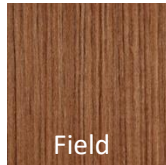
Included Modern Series Features

Cabinets



Textured Laminate (TSS) 1600 series

Door Style – Terra, Vertical Grain



- 36" upper cabinet w/ light rail below
- Flush Panel cabinets w/ full Overlay Doors and Drawers
- Painted Hardboard or Maple Flush Panel Finish
- Soft Closing doors and drawers

Wood – 1600 series

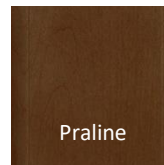
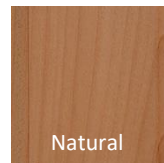
Door Style – Stockholm



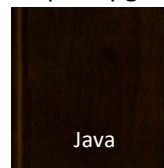
Door Style – Shaker



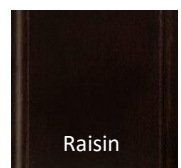
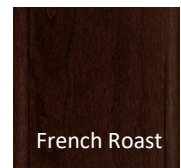
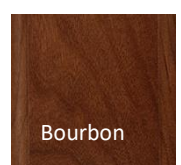
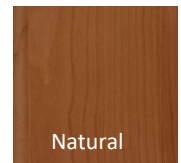
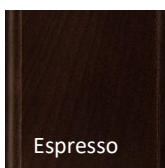
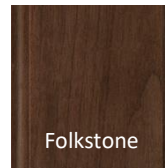
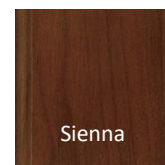
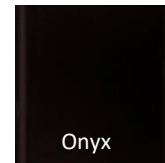
Maple Standard



Maple Upgrade



Cherry Upgrade



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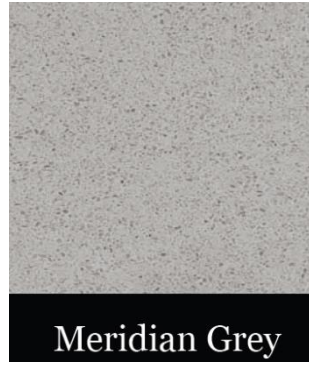
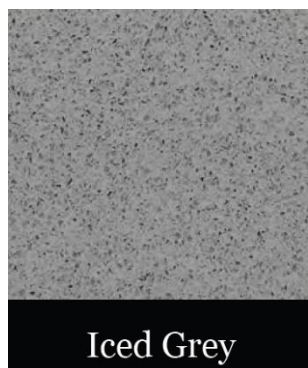
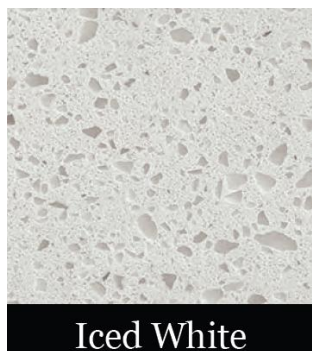
Included Modern Series Features

Countertops

Countertops

Kitchen: Quartz countertops with square edge with 4" backsplash

Baths: Cultured Marble white
with Square edge and integrated rectangular sink bowl



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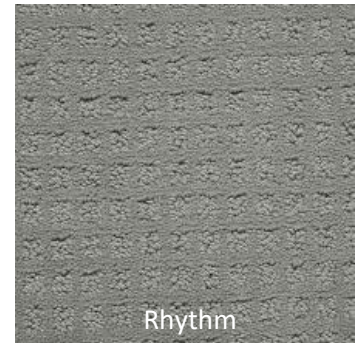
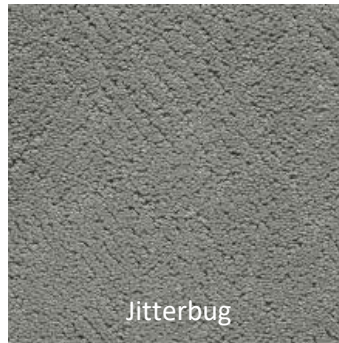
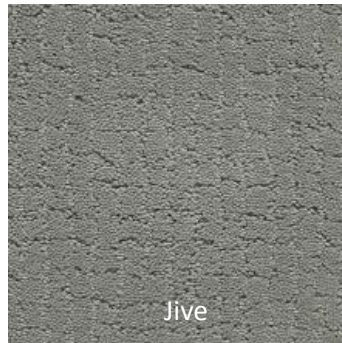
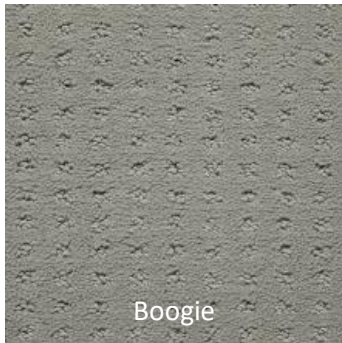


Included Modern Series Features

Carpet



Carpet Line



Carpet Color



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Included Modern Series Features

Tile



Ceramic/Porcelain Tile Standard

SKYBRIDGE (12 x 24 size tile standard, brick or square lay)



OFF WHITE SY95



GRAY SY98



BEIGE SY96



BROWN SY97

PARKWAY (12 x 24 size tile standard, brick or square lay)



CREAM PK95



BEIGE PK96



BROWN PK97



GRAY PK98

AFFINITY (12 x 24 size tile standard, brick or square lay)



CREAM AF01



BEIGE AF02



GRAY AF03



BROWN AF04

TILE SIZES ALSO AVAILABLE IN 12 X 12 AND 18 X 18

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Included Modern Series Features

Tile



Porcelain Floor Tile Upgrade

SADDLE BROOK



WALNUT CREEK SD15

SADDLE BROOK



FARMHOUSE SD14

YORKWOOD MANOR



DEEP WALNUT YM03

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Included Modern Series Features

Hard Flooring

Luxury Vinyl Plank

johnson.hardwood™



Newport



Laguna



La Jolla



Coronado



Malibu

Engineered Wood Floor Standard



Maple 5"



White Oak 5"

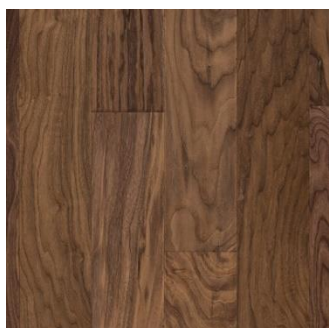


Island Strand Bamboo 5"



Smoked Oak 5"

Engineered Wood Floor Upgrade



Scraped American Walnut 5"



Rhine River Oak 7"



Husk Strand Bamboo 7"



Java Strand Bamboo 7"

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Included Modern Series Features

Masonite
the beautiful door™

Kwikset
Taymor
HOMEWARE

Modern
Series



**Kwikset
Milan**
Polished Chrome

Additional Finishes:

Iron Black
Satin Nickel



Milan Deadlock
Polished Chrome



Masonite
Hardboard Flush
Interior Door



Taymor – Bathroom Set
Astral Collection
Chrome Finish/Satin Finish



Paint Grade – 3" x 3/4" Modern Square Door Casing

Paint Grade – 4" x 1/2" Modern Square Baseboard

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Included Modern Series Features

Plumbing Fixtures



Bathroom Vanity Faucet: Moen Align Collection, Chrome Finish



Secondary Bath



Master Bath



Kitchen Faucet: Moen Align Collection, chrome finish



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Included Modern Series Features

Plumbing Fixtures



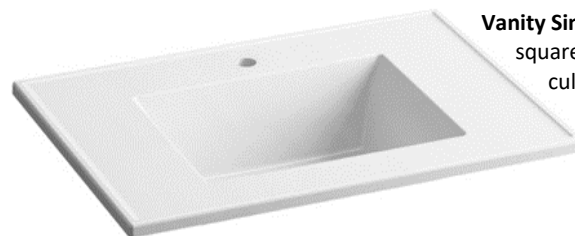
The kitchen Sink
is an undermount
Stainless steel 8"
depth, double bowl
sink It will fit with most
countertop material.



Bathroom Shower Faucet:
Tub/Shower Moen **Align**
Collection, Chrome finish
Bathroom Roman Tub Faucet:
(If appl) Moen **Align Collection**
Chrome Finish



Vanity Sink: Integrated
square with a
cultured marble bath
Countertop.



Bathroom Shower Enclosure:
Clear frameless glass
enclosure (stand alone
shower only)



Bathroom Toilet:
2 piece elongated bowl toilet.

Tub/Shower with a
Cultured marble enclosure



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Included Modern Series Features

Light Fixtures



Master Bath
4 Light Vanity
Nickel #785652 Bronze #804757
(32.5x8.75) 4-100w

OR



Secondary Bath
3 Light Vanity
Nickel #785651 Bronze #804758
(24.50x7.50) 3-100w



5 Light Chandelier
Nickel #786298
Bronze #805692
(26x23) 5-100w



Pendant (Optional)
Nickel #786294
Bronze #805697
(4.5x10) 1-100w



Sconce Interior
(Optional)
Nickel #785657
Bronze #804753
(6.50x9) 1-100w



Semi Flush Mount
Nickel #786297
Bronze #805686
(12x10) 3-100w



Maxim Cubes
2 light outdoor wall
mount
Burnished finish
with Seedy glass



Maxim Flushed Mount
Nickel #87595WTSN
Bronze #87595WTBZ
(11.75") LED



Ceiling Fan (Optional)
with Remote Control
Nickel #WR1473SS Bronze
#WR1473OB
(52 in) 1-17 LED



Entry (Optional)
3 Light Pendant
Nickel #786299
Bronze #805691
(20.50x23.50) 3-100w

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Included Modern Series Features

KitchenAid®

Appliances



KitchenAid 5 Element Electric Convection Range **KFEG500ESS – Stainless Steel**

Flawless cooking results with Even-Heat™ True Convection

The unique bow-tie design and convection fan ensure the inside of the entire oven is heated to, and stays at, the perfect temperature

The cooktop features five heating surfaces, including a dedicated warming zone, allowing you to do more on your range

The oven is 6.4 cu ft., providing an extra-large capacity that lets you easily prepare multiple dishes at once

Dimensions

Height	47 1/8 Inches
Depth	27 ¼ Inches
Width	29 7/8 Inches

Dimensions shown are for planning purposes only. For complete information, see installation instructions packaged with product.



KitchenAid Microwave Hood Combination Oven **KHMS2040WSS – Stainless Steel**

True 10 level power control helps to eliminate cold spots and overcooked edges

Motor exhausts up to 300 CFM and gives versatility to microwave hood combination ovens.

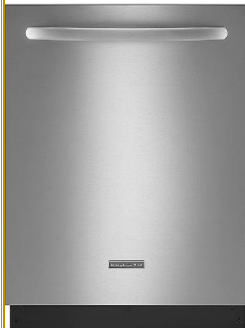
Auto-cook, reheat and defrost cycles adjust cook time and power based on quality, weight or humidity released.

Add 30 Seconds control add time in 30-second increments during or at the end of a cycle.

Dimensions

Height	17 1/4 Inches
Depth	16 Inches
Width	29 15/16 Inches

Dimensions shown are for planning purposes only. For complete information, see installation instructions packaged with Product.



KitchenAid Classic Series Dishwasher **KUDC10FXSS – Stainless Steel**

The fully integrated console design features a sleek design that will blend into any kitchen with hidden controls and the architect II series design and handle.

Stainless steel interior retains heat for better drying performances while resisting wear over time.

Four stainless steel wash arms spray water to ten precisely angled locations, providing maximum coverage and resisting wear.

ENERGY STAR qualified - tier II

Dimensions

Height	35 5/8 Inches
Depth	27 ¼ Inches
Width	30 Inches

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Irontown Homes Modern Series

Home Features



FRAMING STRUCTURE

Floor System

*Engineered rim joist with 9 ½" TJI engineered floor joists, 16" on center or engineered floor truss

*Underlayment Sheeting of ¾" tongue-in-groove OSB, glued and nailed

Walls

*8' interior ceiling height, 9' or 10' available per plan

*2"x6" Exterior, 16" on Center

*2"x4" Interior, 16" on Center, with 2"x6" interior plumbing walls

*Exterior walls sheathed with 7/16" OSB sheathing, glued and nailed and/or stapled per engineering specifications with double top plates and single bottom plate

*Reinforcement blocking for towel bars, towel rings, toilet paper holders before sheet Rock

Insulation

*Batt Insulation - R-38 Ceilings, R-19 Walls, R-30 Batt Floors.

Roof/Truss System

*Engineered rafter roof with 5/8" OSB sheathing to 30 lb. PSF Live load.

*3:12 Pitch roof w/ eaves / overhangs per plan.

EXTERIOR FEATURES

Railings

*Cable rail w/ metal cap and posts per plan

Decking

*Composite Decking over open frame deck

Vapor Barrier

*Tyvek House Wrap - to seal out moisture infiltration while allowing structure to "Breathe"

Roof

*Lifetime composition shingle roof (minimum 3:12 pitch required)

*Eave venting as required by code

*Drip Edge: Aluminum 90 degrees

*Optional Metal Roof

*Optional TPO Membrane Flat Roof

Windows

*Composite Framed Windows with Energy Efficient Low-E Glass

*Styles are Horizontal Sliders or Fixed Picture (per plan)

*White, Tan, Bronze Color Options

Exterior Siding

*LP Smart Side Textured Wood 8" Lap or Board & Batten siding – per plan

*Boxed Eaves with Painted Fascia

Exterior Doors

*Fiberglass Flush Panel Doors by Therma-Tru

*Deadbolt & Locksets by Kwikset Milan Lever - Chrome

SYSTEMS FEATURES

Plumbing

*Pex water supply system, sized per home

*Waste and Vent System: ABS or PVC

*40 Gallon Natural Gas Water Heater

*Bathtub with Cultured Marble Surrounds

Electrical

*6 - Can Lights in Kitchen

*Upgraded Lighting Package – Brushed Nickel Flush Mount Fixtures

*Arc Fault Protection in All Bedrooms

*High quality copper wiring

*Integrated Smoke and Carbon Monoxide Detectors throughout

*Television (RG-6) and Phone jacks (Cat5E) in every bedrooms

*200 amp electrical service (less than 1600 sf may be less.)

Mechanical

*90% Efficiency forced air natural gas central heating system Hardpipe and Flexpipe ventilation system

*Main Gas Line included.

INTERIOR FEATURES

Drywall

*1/2" Gypsum drywall at ceiling lids and walls, glued & screwed on ceilings and exterior walls, with Paperless Gypboard in wet areas

*Nailed / screwed, taped, floated

*Level 4 smooth finish on Walls and Ceilings

*Square Corners

Interior Trim Carpentry

*Masonite Solid Core Hardboard Flush Interior Doors– Paint Grade

*Paint Grade - 3 1/2" x 3/4" Modern Square Door Casing

*Paint Grade - 5" x 1/2" Modern Square Baseboard

*Paint Grade 2" wood railing baluster

*Painted Wood Shelving

Paint

*Low VOC Acrylic, Single Tone, Satin Sheen Paint

Light Fixtures

*Upgraded Satin Nickel Light Fixtures

*Kitchen: (6) Can lights

*Dining: 5 light chandelier

*Bathroom: 4 bulb vanity fixture

*Bedrooms, Hallways, Living Room all other areas: 2 bulb ceiling mount dome fixture

*Entry: Exterior Wall Mount Carriage Light – same as garage if applicable

*Backdoor: Exterior Wall Mount

*Many lighting upgrades are available, see lighting upgrade sheet. Can lights, LED, Energy Star and Title 24 compliant are available.

Plumbing Fixtures

*Kitchen, 33", 8" deep undermount square corner Stainless Steel double bowl Sink

*Kitchen, 1/2 HP Food Waste Disposal

*Kitchen, Moen Align Faucet w/ Sprayer, Chrome Finish

*Bathroom Cast Tub/Shower with Cultured Marble Surround

*Bathroom Tub/Shower Moen Level Collection, Chrome Finish

*Bathroom Vanity Sink, Integrated Porcelain Rectangular

*Bathroom Vanity Faucet, Moen Align, Chrome Finish

*Bathroom Toilet, 2 piece elongated bowl toilet

*Washer Shutoff Box in laundry

*Floor drain at Washer

*Ice Maker Supply Line to Fridge Location with shut off

*2 Exterior Hose Bibs

Hardware

*Kwikset Milan Lever – Chrome Finish

*Taymor Astral Chrome Finish Towel bars and Toilet Paper Holders

Mirrors / Shower Doors

*42" Tall Sheet ¼" Wall Mounted Mirrors. Size determined by cabinetry.

*82" Height Frameless 3/8" clear shower door w/ chrome hardware - *master shower only*

Appliance Package

*Kitchenaid Builders Spec Stainless Steel Electric Convection Range

*Kitchenaid Builders Spec Stainless Steel Dishwasher

*Kitchenaid Builders Spec Stainless Steel over the range micro hood

Cabinets

*36" upper cabinet w/ light rail below

*Bellmont 1600 Stockholm Maple or Oak Flush Panel cabinets w/ full Overlay Doors and Drawers – Maple- Natural, Hazelnut or Pecan. Oak – Natural, Medium or Kona

*Stainless Steel Bar Pulls

*Soft Close doors and Drawers

Countertops

*Quartz Countertops with square edge in Kitchen

*Cultured Marble white w/ square edge and undermount rectangular sink bowl in Baths

Floor coverings

*Renewable Bamboo Flooring in Living, Dining, Kitchen, Entry (~30% of house)

*Porcelain Tile Flooring in wet areas (~20% of house)

*Upgraded Carpet and ½" pad in Halls, Bedrooms, Offices, etc (~50% of house)

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