

GLENN LAYTON HOMES

EvenTide

At Glenn Layton Homes, quality means teaming with trade partners who take pride in their work and install top-grade materials, which will endure the test of time. We use superior products, new systems, quality control procedures, and third-party inspections to protect your most important asset for years to come. We also invite you to a series of on-site visits to ensure your home is being built according to your approved plans and construction specifications.

Glenn Layton Homes is
"Building Your Coastal Lifestyle."



PRELIMINARY DETAILS

- EvenTide specific plans and coastal elevations
- Fifteen hours with a Senior Design Consultant
- Create your unique style with plenty of included choices and upgrade options*
- All applicable ARB approvals, building permits and related fees are handled by Glenn Layton Homes

YOUR HOME SITE

- Termite soil treatment and Bora Care wood treatment
- Professionally designed landscape package with two hours on-site design consultation
- Automatic low-volume irrigation system
- All underground utilities, meters, water and sewer hook-up included

YOUR EXTERIOR DETAIL

- The homes of EvenTide feature historically inspired architectural elements such as decorative balconies, structural brackets, sidelights, lap and shake siding, transom windows, and authentic shutters(per plan)
- 24 Gauge prefinished standing seam metal roofing or flat tile
- Detailed closed soffit system with accent open rafters
- 2x6 exterior wall framing, 1st and 2nd floors
- Decorative custom entry door and decorative handleset with lifetime finish
- Access your exterior living space through full view insulated Fiberglass sliding French door panels
- All exterior doors include a single-key deadbolt
- Off-grade wood front porches
- Your finished garage will be drywalled and painted, 5 1/2" baseboards, 3 1/2" door casings, decorative overhead Thermacore flush doors access door and windows for natural lighting
- Decorative porch floor finishes (choice of stained concrete or concrete pavers), handrails and exterior columns
- 2-bay garages are standard on all home sites, with two 9' x 8' doors, two openers and two remotes
- 2nd floor storage, bonus or carriage houses are optional
- Four exterior hose bibs
- Paver driveways and walks
- Painted 1x6 tongue and groove porch ceilings
- Community designed mailboxes and lot specific picket style fencing at front yards

YOUR INTERIOR DETAIL

- High volume ceilings with smooth finish
- Cased openings for room transitions (per plan)
- Large profile 7 1/2" baseboards with 3 1/2" door casings and detailed window trim
- Smooth wall finish throughout with two coats of flat latex low VOC interior paint
- Painted wood window casing and sills with apron
- Shaker 2-panel smooth interior solid core doors with decorative hardware
- Stain Resistant carpeting with upgraded pad
- Pre-finished wood in foyer, gathering room, kitchen, eating and transition halls (per plan)
- Stained handrail at stairs with stained oak treads, painted risers, skirt boards and wall caps (per plan)
- Closet Maid shelving in Owner's closet and kitchen pantry. Continuous slide ventilated vinyl shelving in bedroom and hall closets
- Decorative bath accessories to match plumbing fixture finish



YOUR ENERGY SAVING FEATURES

- High-efficiency (14 SEER) air-to-air heat pump system with programmable digital thermostat
- PGT Vinyl Low-Ell insulated double-pane windows with upgraded structural performance
- SucaraSeal Polyurethane open cell spray foam insulation installed at the roof line of the attic space and R-19 Exterior Wall Insulation
- Foam and seal all air penetrations on exterior walls
- Full gas package with energy efficient gas tankless water heaters (per plan)

YOUR KITCHEN AND BATHS

- Thermador appliance package with a Refrigerator, duel fuel Range, heavy duty quiet Dishwasher, full size built-in Microwave, deluxe Hood vent and ½ HP large capacity garbage disposer
- Icemaker connection
- Designers Choice painted or stained shaker wood cabinets with 42" uppers with crown molding and soft-close doors and drawers in the kitchen
- Granite kitchen countertops with under mount sink, Moen chrome faucet with pull-down spray
- Choice of wood cabinets in all full baths
- Full 42" high vanity mirrors in all full baths with painted wood trim
- Granite vanities with under mount sinks and Moen chrome widespread faucets in all full baths
- Raised vanity in all bathrooms
- Acrylic free-standing soaking tub in owner's bath (per plan)
- Separate ceramic tile walk-in shower in the owner's bath (per plan)
- Americast tubs with ceramic tile walls in full baths
- Owner's Shower frameless enclosure (per plan). Chrome framed shower enclosures with clear glass in all other bathrooms (per plan)
- Up to 12x24 or 18" x 18" ceramic tile flooring in all baths and laundry
- Elongated comfort height toilets and exhaust fans in all baths

YOUR ELECTRICAL FEATURES

- 300 amp electrical service
- Pre-wire for future landscape lighting
- Exterior waterproof electrical outlets (per plan)
- Decorative lighting package (per plan)
- Ceiling fan pre-wiring and bracing in all bedrooms, gathering room, study and covered patio (per plan)
- LED Recessed lighting

YOUR CONNECTED HOME FEATURES

- **AUTOMATION.** A centralized home technology system that connects lights, HVAC, security and entertainment.
- **SECURITY.** Wireless security system and touch screen panel controls the home's sensors and detectors with remote monitoring through mobile devices.
- **WIRELESS ACCESS.** A WiFi router and home network connects all wireless devices.
- **ENTERTAINMENT.** Post closing home entertainment setup and configuration.
- **STRUCTURED WIRING.** A wired system with one central distribution center and up to 8 multi-media outlets.

YOUR WARRANTIES

- \$1,000,000 one year termite bond included from Turner Pest Control provides Bora-care combined with a final perimeter treatment with Altriset and Halo Monitors for subterranean termite treatment
- 10 Year Express Limited Warranty
- Builder's One Year Service Plan

CLOSING COSTS PAID PROGRAM

- Finance your new home with one of our Glenn Layton Homes Preferred Lenders and a portion of your closing costs will be paid for you! See us for more detailed information**

* Upgrade options are available for an additional cost and are subject to cut-off dates. Not all upgrade options are available on all plans.

** Not to exceed 1/2% of total purchase price of house only, does not include PMI, pre-pays, points or origination fees. See Sales Consultant for details.

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