



BONTERRA

ROBUCK HOMES INCLUDED FEATURES

EXTERIOR

- Full James Hardie fiber cement - siding or cladding. Siding, Shake, Board and Batten, Trim, Fascia, Soffits
- Low-E single hung white vinyl windows with tilt out sash for easy cleaning. Screens included.
- Mahogany front door with 6 true divided lights.
- Decorative panel garage door with raised trim accents. Garage door is R10 insulated, and comes with windows, openers and remotes. Garage walls are dry walled, painted and trimmed to match house.
- Bermuda sod.
- Architecturally correct shutters with raised hinges and hold backs, or Barn door tracks and hardware depending on architectural design.
- Screened rear porches.

STRUCTURE

- 10' ceiling heights on first floor.
- 9' ceiling heights on 2nd floor bonus rooms and 3rd floor walk-up attics where roof allows.
- 2x6 studs at 24" on center wall construction ensuring maximum thermal and sound barrier

HEALTHY LIVING AND ENERGY EFFICIENCY

- Advanced framing techniques utilizing California corners, ladder framing, and insulation encapsulation to ensure an optimal thermal barrier.
- R-19 Wall insulation, R-10 Crawlspace insulation, R-38 Ceiling Insulation.
- Sealed & tempered crawl space with positive air pressure.
- Multi-system, Multi-zoned HVAC Systems utilizing high efficiency 15 Seer heat pumps.
- Whole home air purification system
 - MERV 13 Centralized Air filtration (filters 90% of air particulate great than 1 micron)
 - APCO Air purifier utilizing activated carbon and UV-C light. System kills 99% of airborne mold, bacteria, viruses, allergens, and VOCs after the first 24 hours of use
- Rinnai tankless water heaters (QTY depends on plan and options chosen).
- Majestic Quartz 42 direct vent gas fireplace with gas logs.

ELECTRICAL

- Recessed LED can lights in kitchen per lighting plans.
- All common / utility lighting LED disc lights (hallways, laundry, showers and tubs).
- Ceiling fans included in all bedrooms.
- Flood light included on rear of home.
- Central technology hub with recessed panel, including 120v outlet and all data lines run for network capabilities.

SELLING FROM THE LEGEND OAKS SALES OFFICE:

161 Legend Oaks Drive, Chapel Hill, NC 27516

BonterraChapelHill.com | 919.926.5537 | Bonterra@FMBnewhomes.com

Builder reserves the right to make substitutions in products and materials of equal or greater value. All items are subject to change without notice. 2/21





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ROBUCK HOMES INCLUDED FEATURES CONTINUED

CABINETS, TRIM AND MOLDINGS

- Gourmet Kitchens with Full overlay cabinets with five-piece drawer fronts and Kitchenaid Appliances. Gourmet layout includes drop in cook top, separate wall oven and microwave, and dedicated hood vent.
- Butler's pantry.
- Soft close doors and drawers with dovetail drawer boxes throughout home.
- Your choice of trim package to match your design style.
- Crown molding throughout the entire first floor.
- Crown molding in 2nd floor hallways.
- Solid core interior doors.
- 8' doors on first floor and 6'8" doors on second floor.
- Full Oak Stair treads with open handrail to match chosen trim package.
- Cabinets in laundry room.
- Built in wood shelving in closets and pantry.
- Built in drop zone in mudroom including coat hooks and bench seat.

DESIGN

- Tile floors in all wet areas.
- Tile backsplash in Kitchen.
- Quartz countertops in Kitchen, Granite in owner's suite and secondary areas.
- Granite in secondary bathrooms and laundry room.
- Engineered Hardwood Floors throughout entire first floor, and 2nd floor hallway.
- Carpet and 8lb pad in all bedrooms, bonus rooms, and secondary rooms.
- Decorative framed mirrors in bathrooms.
- \$4000.00 allowance for decorative lighting at AMC Lighting Showroom.

KITCHEN, BATH, & PLUMBING ACCESSORIES

- Moen fixtures and valves throughout home.
- Luxury free standing tub in master bath.
- Hybrid frameless shower enclosure in master bath.
- Secondary baths with tub/showers include steel tubs and tile shower walls.
- Secondary baths with showers to have tile pans & walls, and framed glass enclosures.
- Undermount sinks in Kitchen and baths.

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