

# **MORNINGSTAR HOMES INC.**

## **STANDARD FEATURES FOR THE PARKER STREET BUNGALOWS**

### **OVERVIEW**

MorningStar Homes, Inc. is a custom homebuilder and designer that specializes in building distinctive homes on a customer's lot, homesite or acreage in the triangle area of North Carolina. We feature award winning plans by Frank Betz and Associates or can design a custom plan to fit your specific needs. We also have our own ASID (American Society of Interior Designers) Interior Designer on staff to assist each customer with the color and feature selection process, furniture placement and universal design or ADA needs. Additionally, we can assist with the purchase of furniture and window treatments. ([www.designright.biz](http://www.designright.biz)).

Last but certainly not least, we have been selected to be a member of the **Southern Living Custom Builder Program** for the triangle area. We believe that our ongoing commitment to award winning design, execution and our commitment to our customer's needs and satisfaction are all traits that a successful Southern Living Custom Builder should exhibit.

If experience is important to you, then please consider us. We're not the biggest and don't want to be the biggest. We just want to live our passion of building homes for discerning and discriminating customers to the best of our abilities.

Below are just some of the many features that we include in our Parker Street Bungalows.

### **EXTERIOR FEATURES**

- All brick veneer foundations
- Hardie board siding
- Cedar shake siding per specific elevations
- Stone accents per plan
- Standing seam metal roof per plan
- Architecturally shaded designer roof shingles
- Double glazed double hung insulated windows with grids per elevation
- Stained wood front entry door system
- Painted beadboard ceiling on front/rear porch
- Wood planking on front porch with matching steps
- Security system with two control pads
- Landscaping package
- Sod and seeded yard

### **INTERIOR FEATURES**

Flooring

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- Hardwoods on the first floor
- Matching shoe molding on all hardwood floors
- Carpet in all bedrooms and recreation/bonus room areas
- Ceramic tile on all bathroom floors
- Ceramic tile on the laundry room floor

### Kitchen

- Designer wood cabinets in the kitchen with 42" uppers, crown molding and granite tops and dovetail drawer construction
- Undermount (deep) two bowl stainless steel kitchen sink with Spray/faucet and soap dispenser
- "Pot filler" over cooktop or range
- Double ovens (per specific plan)
- Delta faucets
- Whirlpool Gold appliances (range, dishwasher and disposal included),(cooktop {per plan},double oven{per plan},microwave {per plan})
- Ceramic tile backsplash

### Master bath

- Designer wood cabinets in the master bath with granite tops and under-mount sink
- Soaking tub with ceramic tile surround and deck
- Shower with ceramic tile surround and clear glass enclosure
- 8" spread Delta faucets
- Elongated "comfort height" toilets

### Secondary bathrooms

- Wood cabinets with thick Engineered marble tops and designer edge treatment
- Ceramic tile flooring
- Ceramic tile wall tile at tub
- Steel bathtubs
- Delta faucets
- Elongated toilets

### Powder bath

- Pedestal sink
- Matching toilet to sink style

### Interior Trim

- 7 1/2" baseboards throughout
- 6 panel Solid Core interior doors
- Designer door and window trim (RB3 door and window casing profile)
- Stained oak handrails on stairs with matching pickets
- Stained oak treads on first floor stairs
- Crown molding in select locations
- Wainscot in select locations
- Brushed nickel door hardware
- Lever door handles

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### **ARCHITECTURAL FEATURES**

- Tray ceiling in master bedrooms (per plan)
- Coffered ceilings in family room (per plan)
- 9 and 10 foot high ceilings (per plan)
- Gas burning fireplaces with Slate or marble surrounds and designer wood mantles
- Built in bookcases (per plan)

### **CONSTRUCTION FEATURES**

- OSB sheathing on all exterior walls for added strength
- House wrap on all exterior walls
- ¾ inch tongue and groove sub-floor glued and screwed in place to reduce squeaks
- Engineered floor systems to reduce flex and bounce
- Additional flooring members under all ceramic tile flooring to reduce movement and potential cracking
- All interior and exterior wall framing members are 16" on center
- Programmable thermostats to better manage your heating and cooling needs
- Energy efficient heating and cooling system
- Termite "bait" system to eliminate toxic chemicals from entering home

### **MANAGEMENT FEATURES**

- All customers are interviewed extensively, prior to final design of plans, by the owners and interior designer to insure that each home has been designed to meet the individual customer's needs. We review not only your requirements for additional custom options, but we spend time on final wall and room layouts, furniture placement, electrical and lighting needs along with any additional needs that you may have.
- Each home is supervised by one of the two owners.
- We have an extensive sub-contractor base that we have used for several years that meet our requirements for quality installation
- Structured formal meetings, onsite with the customer and supervising owner during construction, to insure that we are meeting your needs at all times.
- We are fully insured and require that all of our subcontractors are insured

### **CUSTOM OPTIONS**

Because there can be such an extensive list of custom options that we can build for you, we have not included them here. Bottom line, if you have a specific need in your new home, ask us. That's our specialty .... We love home building and we love design, so custom options do not scare us.

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#### **SUMMARY**

Our goal at MorningStar Homes is to provide the most home to you at the greatest value. We believe that with our business model, experienced ownership and committed team, we have the greatest opportunity of meeting your total needs. If experience, personal attention and great value is on your list of requirements for a new custom home, then please consider us. We're sure you won't be disappointed.

*Thank you for your consideration!!*

The MorningStar Homes team.