

**Features:**

- Carved and hand-finished custom front doors
- Classic polished brass Schlage door hardware
- Custom Kohler bathroom fixtures throughout
- Dramatic designer selected foyers (in either hardwood, marble or ceramic tile)
- Designer selected and upgraded Armstrong vinyl flooring
- Designer selected upgraded carpeting
- Upgraded carpet padding
- Designer selected and upgraded lighting package
- Designer selected and upgraded window coverings
- Dual glazed windows with mullions
- Sloped or cathedral ceilings
- Turned oak railings with hand-stained finish
- Fireplaces with dramatic and distinctive elevations with gas log starters
- Pre-wired for cable television
- Pre-wired for telephone
- Separate formal dining areas
- Pass-through kitchen counters
- Marble and ceramic tile vanity tops
- Mirrored wardrobe doors
- Privacy locks on master bedroom entry doors and all baths
- Master baths with custom Kohler oval tubs
- Cedar shake roofs with Profile gutters
- Underground utilities
- Air conditioning preparation (partial)
- Garage door openers
- Wet bars

**The Dividend Epicurean Kitchen with State-of-the-Art appliances**

- Jenn-Air Tri-convertible range with grille

- Thermador Thermatronic II dual conventional oven with custom microwave features
- Kitchen-Aid Superba dishwasher
- Kitchen-Aid refuse compactor
- Kitchen-Aid instant hot water dispenser
- Waste King 8000 disposer
- Custom ceramic tile kitchen counters
- Custom hand-finished wood kitchen cabinetry
- Water line for ice-maker

**Dividend's Energy Efficiency Package includes:**

- Dual glazed windows
- 75-gallon water heater, conservation model
- Forced-air heating
- Set-back thermostat
- Clogged filter indicator
- Pilotless ignition system
- Weather stripping on all exterior doors
- R-11 bat insulation in walls; R-19 insulation in ceilings
- Shower heads with flow control devices

**Sophisticated Alarm System:**

- Custom security/ smoke alarm system by Security Surveillance Systems
- Smoke alarm and security systems directly linked to central station

**Landscaping Package:**

- Custom landscaped front yards with automatic sprinkler system
- Complete rear yard fencing

**Additional Features:**

- Intercom with AM/FM radio
- Homes prepped for custom built-in Beamco Vacuum system
- Custom Crown moulding—master suites, living rooms and dining rooms (per plan)
- Dramatic panelled interior doors

