



Timber Ridge Included Features

Elegant & Efficient Interiors

- 9' high ceilings on first floor, 8' on second floor
- 5/8" roof sheathing
- 2" x 6" exterior wall framing
- 2" x 4" interior wall framing - 16" OC
- Engineered I joist floor trusses with Advantech subfloor
- Oak stairs with oak risers (main level)
- Trophy boxed newels with square balusters - white
- 5 1/2" baseboard with ogee cap and 3 1/2" Adams casing window trim
- Built-in cubby nook in mud room
- Upgraded generous decorative lighting
- Wood shelves in pantry & primary bedroom closet
- Luxury vinyl plank flooring
- Tier 1 premium carpet and 8 lb 1/2" pad
- Premium choice of flat paint for walls with white ceilings and semi-gloss white trim
- Two-panel arched style doors - 2 options
- Brushed nickel or oil rubbed bronze lever hardware
- One-zone high efficiency gas furnace with 17 SEER heat pump with gas back-up
- Gas fireplace with base mantle and slate surround
- Pre-wire for ceiling fans in all bedrooms and family room
- Flash and Batt 1/2 - 1" sprayfoam insulation with R19 Batt in walls, R-49 blown in insulation in ceilings with air stop.
- Smoke/carbon-monoxide detectors with battery back-up
- 5 total multimedia and/or telephone jacks
- 12 recessed lights
- Tankless on-demand gas fired water heater
- 200 amp electrical service

Designer Kitchens

- 42" cabinets with 1 trash can bin, and soft close hardware.
- Luxury vinyl plank flooring
- Gorgeous granite countertops - Level 1
- Upgraded stainless steel finish appliance package
- Double bowl stainless steel sink
- Insinkerator Evolution 3/4 HP disposal
- Large kitchen island

Luxurious Baths

- Tier 1 ceramic tile floors in all bedroom bathrooms
- Luxury vinyl plank flooring in powder room
- High vanity cabinets
- Granite remnant tops with recessed white oval bowls
- Heavy glass shower door in primary shower

- Elongated comfort height toilets in all bathrooms
- Pedestal sink in powder room
- Decorative mirrors and upgraded light fixtures
- Upgraded faucets

Exceptional Maintenance Free Exteriors

- Gravel driveway
- 4' Concrete lead walk, min. 6' full concrete porch with light broom surface
- Insulated single-hung, tilt-in, Low-E, argon filled vinyl windows (grids per plan)
- 30-year black architectural roof shingles with engineered roof trusses and 5/8" OSB plus 30 lb felt
- Upgraded James Hardie plank siding
- Upgraded vinyl board & batten shutters
- Fiberglass stainable front door with real wood finish
- Decorative exterior lighting at front door and garage
- Oversized 2-car garage (drywall finished and painted) with single insulated door, opener and 2 remotes
- 2 hose bibs (front and rear)
- Decorative black lamp post
- Stone watertable
- 5" Gutters with 3" x 4" downspouts
- Seed and straw yards with mulch bed across front elevation behind lead walk

Foundations

- Future planned living space
- Full bath rough-in (3-piece)
- Passive radon emission system (rough-in only)
- Full egress window or walk-out condition
- R-11 insulation with vapor barrier
- 9' high - 8" thick walls
- 4" Concrete slab
- 4" Garage slab

True Living Quality Assurance

- Abide Design Center
- Pre-construction meeting
- Pre-drywall / Electrical ____ meeting
- Internal QCI (Quality Control Inspection)
- 1-year Termite Warranty
- Homeowner Orientation
- Pre-closing walk through
- 45-day service appointment
- 1-year service appointment

Included features are subject to change without notice

540-661-2259 | www.BuildWithTrue.com | 140 S PANTOPS DRIVE #102 | CHARLOTTESVILLE, VA 22911