

Quality Features



The Community

- Time-honored single family homes situated on acre-plus homesites with side-entry two-car garages
- Convenient to all the Triangle has to offer

Exceptional Interior Features

- Extraordinary four bedrooms with two-three full baths and powder room (per plan)
- Dramatic 9' smooth ceilings on 1st and 2nd floor
- 36" Direct vent gas fireplace with logs, marble hearth, decorator mantle and pre-wired for blower
- Raised six panel doors
- Ventilated shelving in closets and pantry
- Satin nickel hardware
- 3-1/4" Window and door casing
- 5-1/4" Base molding
- Elegant two piece crown molding in foyer and formal areas
- Two piece chair rail in dining room
- Open rails and pickets (per plan)
- Carpeted staircase with oak hand rail and painted spindles
- Decorative lighting package includes six recessed lights in kitchen and one in master shower
- Ceiling fan with light in master bedroom and family room
- Pre-wired and braced for ceiling fans in all secondary bedrooms
- Three CAT-5 phone outlets
- Two RG-6 cable outlets

Distinct Flooring

- Bruce® pre-finished oak hardwoods in foyer, powder room and kitchen
- Ceramic tile flooring in laundry room and all bathrooms
- Shaw Carpet-Parkway with 6 lb. pad in all other areas

Impressive Kitchen

- 42" Recessed panel maple cabinets
- Granite countertops with undermount stainless steel sink
- G.E.® Designer appliances – black or white
- Self-cleaning range
- Six-cycle dishwasher
- Microwave over range
- Insinkerator Evolution Septic Assist™ disposal

Luxurious Baths

- Acrylic garden tub with ceramic tile surround in master bath
- Tile shower walls with clear glass doors master bath; fiberglass shower pan
- Single vinyl block opaque window in master bath
- Moen® single handle chrome in all bathrooms
- Fiberglass tub/shower combinations in secondary baths
- Elongated toilets
- Pedestal sink in powder room
- Cultured marble vanity tops



Energy Conservation

- Natural gas heat with dual zoned heating and air conditioning
- Insulated tilt-sash single hung vinyl windows
- 50-Gallon quick recovery hot water heater
- House wrap on all exterior walls
- Sidewall insulation R-13 rating
- Ceiling insulation R-30 rating

Quality Exteriors

- James Hardie® fiber cement siding
- Masonry foundation with brick (stone) veneer (per plan)
- 30-Year fiberglass shingles
- Engineered roof and floor truss system
- 168 sq. ft. of pressure treated wood decking
- Concrete driveway and walkway
- Pressure treated front porches (per plan)
- Raised panel shutters (per plan)
- Fiberglass front door
- Professional landscaping with sod (25 ft.) in front and side yards
- 2-Car side-entry garage with remote
- Three exterior electrical outlets
- Two exterior floodlights
- Two exterior hose bibs
- Deadbolts on all exterior doors
- Gutters, splash blocks and downspouts
- Screens on all operable windows

Homeowner Services

- Orleans Homebuilders' homeowner manual provided at contract approval
- One-on-one appointment with Design Consultant at Orleans Design Center
- Personal appointment with a CPI representative to personalize your structural wiring options.
- Pre-closing quality assurance inspection
- Pre-closing new home orientation
- Quality Assurance Plan: post settlement (60 days and one year)
- More than 90 years of homebuilding experience backed by a 10-year RWC structural warranty program

Decorator Features

- Visit Orleans beautiful new Design Center to choose from many selections to personalize your home to fit your individual lifestyle.

