



# FOUNDATIONAL

*Core decisions that shape the structure, livability, longevity and resale. These should be discussed early on in project planning.*

## Architecture & Interior

- 10' Ceilings (minimum)
- Large Windows
- Wood Floors Throughout
- Walk-In Closets in Primary & Secondary Bedrooms
- Arched Doorways
- French Doors / Transom Windows
- Window Seat or Built-In Nook
- Wainscoting or Wall Paneling
- Crown Molding
- Tall Baseboards
- Fireplace
- Under-Stair Storage
- Butler's Pantry
- Heated Bathroom Floors
- Two Sets of Washer/Dryer (or Laundry on Multiple Levels)
- Handicap Accessible / Aging-in-Place Features
- Soundproofing at Bedrooms & Offices
- Strategic In-Wall Blocking
- Remote-Control or Motorized Shades
- Finished Basement (or Basement Rough-In)

## Kitchen

- Large Kitchen Island
- Natural Stone Countertops
- Inset or Custom Cabinetry
- Farm or Workstation Sink
- Pull-Out Trash / Recycling
- Prep Sink
- Pot Drawers
- Roll-Out Pantry Storage
- Custom Hood Venting to Exterior
- Double Oven
- Six-Burner (or Equivalent) Range
- Microwave Drawer
- Two Dishwashers
- Paneled Appliances
- Pop-Up or Concealed Countertop Outlets
- Refrigerator Drawers
- Touchless Faucet
- Built-In Step Stool or Ladder



# FOUNDATIONAL

*Core decisions that shape the structure, livability, longevity and resale. These should be discussed early on in project planning.*

## Exterior & Site

- Covered Patio
- Screened-In Porch
- Wrap-Around or Front Porch
- Outdoor Fireplace or Fire Pit
- Outdoor Kitchen Rough-In
- Architectural Exterior Lighting
- Irrigation / Sprinkler System
- Hose Bib with Hot/Cold Water
- Dedicated Outdoor Storage
- Fence
- Privacy Screens or Courtyard Walls
- Car Charging Station

## Electrical & Systems

- Floor Outlets
- Outlets in Closets & Pantries
- Dedicated Circuits for Home Office
- Security System Pre-Wire
- Built-In Speakers (Interior)
- Smart Home Infrastructure (Lighting, Climate, Access)
- Central Vacuum System
- Tankless Water Heater

## Garage & Utility

- Two- or Three-Car Garage (Properly Sized)
- Extra-Tall Garage Door(s)
- Epoxied Garage Floor
- Garage Floor Drains
- Bike Storage Solution
- Mudroom Lockers with Durable Flooring



# ELEVATED

*High-impact upgrades that enhance experience, craftsmanship and lifestyle, but are not essential.*

## Architecture & Interior

- Coffered or Beamed Ceilings
- Brick or Stone Interior Feature Walls
- Double Staircase or Statement Stair
- Two-Story Foyer
- Lighted Toe-Kick Accent Lighting
- Heated Towel Bars
- Electronic Shower Controls
- Steam Shower
- Freestanding Tub
- Wine Room or Climate-Controlled Storage
- Elevator (Where Appropriate)
- Library with Built-In Bookcases
- Dedicated Home Office with Built-Ins
- Dressing Room / Primary Closet Suite

## Kitchen

- Double Island Layout
- Waterfall Island
- Warming Drawer
- Steam Oven
- Built-In Coffee System
- Ice Maker
- Wine Refrigerator
- Glass Display Cabinets with Lighting
- Charging Drawer
- Appliance Lift (Mixer Lift)
- Custom Drawer Inserts
- Furniture-Style Cabinet Bases or Legs
- Dog Feeding Station (Integrated)
- Hidden Appliance Garage

## Exterior & Lifestyle

- Pool
- Hot Tub
- Sport Court
- Pizza Oven
- Greenhouse
- Rainwater Collection System
- Heated Driveway
- Outdoor Audio System