

# MORGAN

Willis Custom Homes



4 BEDS | 5 BATHS | 3678 SQ. FT.



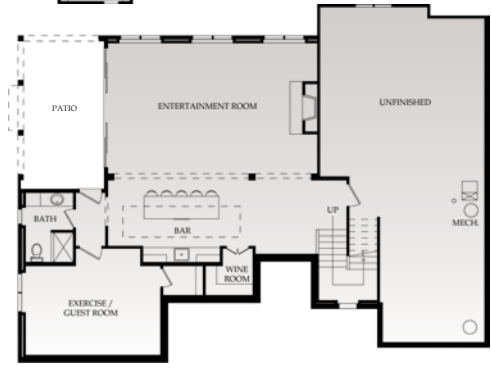
1.5 STORY

NOW BUILDING ON LOT 101

2,297 SQFT  
MAIN LEVEL



UPPER LEVEL  
1,381 SQFT



OPT LOWER LEVEL  
1,384 SQFT



## Interior Finishes

- Generous allowances for appliances, lighting, countertops, flooring, etc.  
ward-winning design features emphasize home entertainment and outdoor living spaces
- Upgraded, custom trim package that includes numerous designer accents including wider casing, taller baseboards and ceiling moldings, iron spindles at staircases, universally adjustable master closets with valet rods and built-in dressers
- High end custom cabinetry with extra thick, soft close drawers and doors with special accent moldings
- Universal design principals—wider hallways and doors; numerous homes are elevator-ready with flush thresholds and entries; homes are built to be “Fit for Life”

## Energy Efficiency

- High efficiency energy package
- Optima “CertainTeed” blow-in blanket insulation for optimum R-value and sound proofing
- R-49 blown insulation in attic
- High efficiency heating and cooling equipment
- Extensive foam and caulk package
- Humidifier
- Maintenance-free, energy efficient, low-e windows; seamless permanent finish gutters

## Intelligent Construction

- Elan Smart Home Package with smart thermostats, video doorbell & intercom, intelligent lighting and professional WiFi Router. Category 6 phone and data wiring for higher speed internet transmission, better Wi-Fi, streaming video and computer networking
- Piping from basement to attic for future wiring needs
- I-joist silent floor system for stronger, more level floors; subfloors glued and shank-nailed  
Construction materials focus on low maintenance: “Smart Trim” and “Smart Soffit” – engineered, pretreated and warranted fascia and soffit - treated to prevent decay or damage from wood-destroying insects
- Electronic garage door openers on all garage doors and exterior keypad
- Steel insulated garage doors
- Internal and external French drains at footings
- Exterior decks - Evergrain maintenance-free flooring and railing  
Passive radon venting and sump pump

Willis Custom Homes provides professional decorator assistance, pre-construction Homeowner Manual to guide the process and a Quality Assurance Warranty for your protection

