

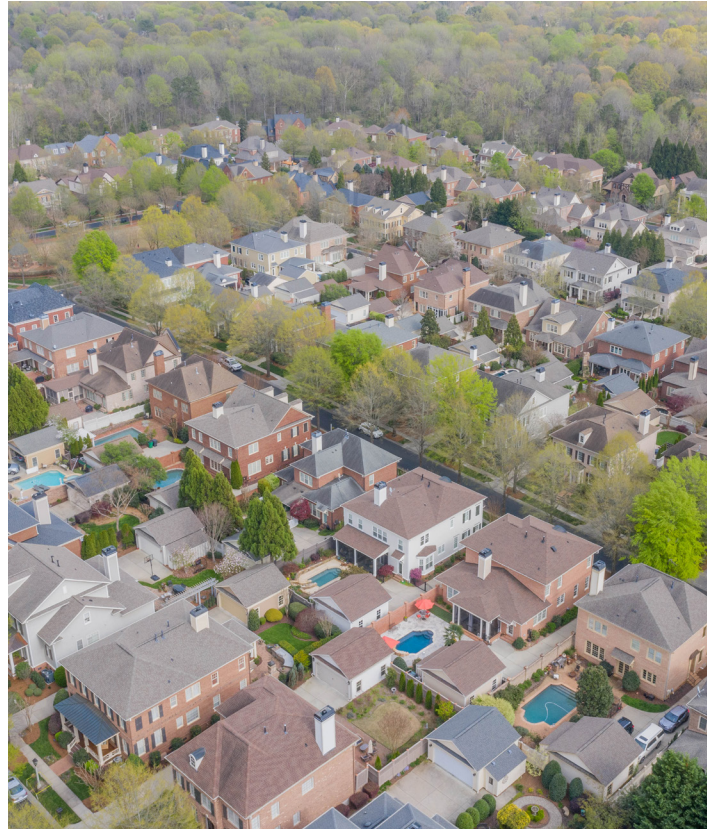
SIGNATURE FEATURES

THE SIMONINI DIFFERENCE

Over five decades of award-winning luxury craftsmanship in the Charlotte region ensuring a residence built with unmatched quality.

LUXURY INTERIORS

- **Elegant Trim & Flooring:** Designer curated trim package and pre-finished wide-plank engineered hardwood flooring.
- **Gourmet Kitchens:** Full-overlay frameless cabinetry with soft-close hardware, stainless steel appliance packages, quartz or natural stone countertops, and tiled backsplashes.
- **Spa-Inspired Primary Baths:** Zero-entry showers with frameless glass enclosures and premium Kohler®/Delta® fixtures.
- **Cozy & Inviting Spaces:** Interior gas fireplaces with marble surrounds and classic mantels.



EXQUISITE EXTERIORS

- **Superior Foundation & Envelope:** Engineered foundations with sealed crawl spaces or poured-in-place basements, spray-on waterproofing, and advanced air-sealing for a tight envelope.
- **Premium Materials:** Low-E 366 colored-vinyl windows, CertainTeed Landmark® architectural shingles, standing seam metal roof accents, and elegant combinations of brick, stucco, and fiber-cement siding.
- **Maximized Outdoor Living:** Fully landscaped and irrigated lawns, front and rear covered areas for elegant entry and entertaining.
- **HOA Compliant Designs:** Our pre-designed home plans are customized by the Simonini and Architectural Team to the specific lot, ensuring they meet all Neighborhood HOA requirements.
- **Lock-and-Leave Lifestyle:** Enjoy the convenience of HOA-maintained front lawns in an established gated community.

SIGNATURE FEATURES

SIGNATURE LIVING

- **Residences infused with our trademark** “Simonini-isms” — timeless design, meticulous attention to detail, and white-glove quality checks.
- **Designer-Curated Interiors & Exteriors:** Each home is thoughtfully designed by the Simonini Design Team, offering pre-selected trim finishes and limited option additions to create a cohesive aesthetic.

ADVANCED TECHNOLOGY & EFFICIENCY

- **Optimal HVAC Systems:** 95% AFUE gas furnace + 15 SEER A/C on the main level, high efficiency heat pump upstairs, with Home Smart Thermostats.
- **Healthy Indoor Air:** Energy Recovery Ventilator, fresh-air intake, and steam humidifier.
- **Superior Insulation:** Spray-foam roof-deck option, R-38 attic, R-19 floor insulation, and duct leakage $\leq 3\%$ for exceptional energy performance.



OPTIONAL ENHANCEMENTS (PER PLAN)

- Detached Garage
- Pool
- Primary Bedroom on Main Level
- Scullery
- Finished Basement
- Finished 3rd Floor
- Dedicated Office Space