



Debut Collection INCLUDED FEATURES

The Debut Collection offers attainable luxury with exceptional features and attention to detail that you expect from an Selkirk home. Our commitment to quality ensures your home provides lasting value and comfort. Choose the Debut Collection for the perfect blend of style, function, and value which is an investment in your family's well-being, quality of life, and future.



Energy Savings

Selkirk homes are built to reduce environmental impact and put money back in your wallet through energy savings.



Healthier Living

From protecting indoor air quality to having more natural light, our homes help keep you and your family healthy year-round.



Smarter Homes

Selkirk includes the latest smart home technology, making it easy to manage your home and life.



Your Home, Your Way

Personalize your home using our curated, all-inclusive, professional process to make your home unique to you.



Superior Warranty

Every Selkirk home is backed by our unmatched home warranty and customer experience team.



Every Home. Every Time.

Rest easy knowing your home has been inspected and certified by a **third-party inspector.**

EXTERIOR

- Distinctive exterior architectural style for enhanced curb appeal
- Low maintenance fiber cement siding (per elevation)
- Advanced exterior weather barrier house wrap
- Cement board trim, soffits, and fascia (per elevation)
- Protective eaves with ventilated eave soffits for enhanced roof ventilation
- Insulated decorative panel 8' garage door(s) equipped with quiet drive Wi-Fi openers
- Whole home seamless aluminum rain gutters and down spouts
- Limited lifetime IKO architectural asphalt shingles
- Synthetic felt roof underlayment with ice and water shielded eaves and valleys
- Continuous ridge vent roof ventilation system
- Broom finish concrete walkways and patios (per elevation)
- Sherwin-Williams paint: siding, trim and soffits (colors per exterior theme)
- Fenced rear yard (style per community, n/a BOYL)
- Front yard landscape with irrigation, sod, and planter beds (per landscape plan, n/a BOYL)

FOUNDATION

- Crawl space
- Engineered poured concrete footing and stem wall construction
- Rebar reinforced
- Foundation ventilation system

QUALITY FRAMING

- OSB wall and roof sheathing
- 2x6 exterior wall construction
- Engineered floor joists
- 3/4" tongue-and-groove subfloor nailed and glued
- Engineered truss system
- Treated mudsill with foam energy gasket
- 9' main floor ceiling height (per plan)
- 9' second floor ceiling height (per plan)
- Employment of "smart framing" techniques: 24" on center framing

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*Included features and plans are subject to change at any time

OUR HOMES ARE:



CERTIFIED



RATED



THIRD PARTY
INSPECTED

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WINDOWS AND DOORS

- Pella premium vinyl windows with screens (operation per plan)
- Pella premium vinyl slider(s) with screens (per plan)
- High efficiency double pane/dual glaze/LowE insulated glass with argon gas windows and sliders
- Oversized 8' solid core designer front entry door with smart deadbolt lock (per motif)
- Solid core fiberglass insulated exterior doors
- Security deadbolts on all exterior hinged doors

INSULATION

- R-49 blown-in roof insulation
- Enhanced air sealing techniques
- Wall gaskets to protect from air leakage
- Insulated window and door headers
- R-21 batted wall insulation
- R-30 batted floor insulation
- Fully insulated garage with R-19 wall insulation
- 6 ml crawlspace vapor barrier
- Exterior wall vapor barrier

HEATING AND COOLING

- Engineered HVAC system design for optimal comfort
- Gas 95.5% high efficiency furnace
- A/C unit
- 4" pleated furnace filter
- Whole home Energy Recovery Ventilator (ERV) system
- Smart controlled Wi-Fi thermostat
- Ultra-quiet ventilation fans
- Gas piping to range, water heater, and furnace
- Sealed and insulated ducts for maximum efficiency
- Recessed dryer ventilation box

PLUMBING

- High efficiency gas tankless water heater
- PEX water lines
- Kohler designer faucets with lifetime manufacturer warranty on finish and valves (per motif)
- Comfort height toilets with soft close toilet seats
- One-piece acrylic primary shower insert
- Fixed shower head in primary bath
- Shutoff valves at all sinks and toilets
- Low maintenance one piece acrylic tub/shower insert and surround installed in secondary bathrooms
- 2 exterior frost-free hose bibs (per plan)
- 3/4 HP kitchen garbage disposal
- Passive radon system with prewire for future fan

FLOORING AND TILE

- Mohawk luxury laminate plank flooring installed in entry, kitchen, living, dining, main floor halls, laundry, pantry and bathrooms, with limited lifetime manufacturer warranty
- Full height tiled kitchen backsplash
- Mohawk carpet with 6 pound pad in bedrooms, bedroom closets, stairs, and upstairs/basements where applicable.

ELECTRICAL

- 200-amp panel
- Designer lighting fixtures (per plan and motif)
- LED recessed can lighting (per plan)
- 3 exterior GFCI weatherproof receptacles (per plan)
- 3 garage wall receptacles (per plan)
- Primary water closet bidet outlet
- Wall mount TV prewire in living room (per plan)
- Decora light switches (per plan)
- Electrical smoke detectors with battery backup (per plan)
- Carbon monoxide detectors (per plan)

INTERIOR

- Professionally designed floor plans for optimal functionality and livability
- 1/2" drywall on walls and ceilings
- Orange peel textured walls
- Skip trowel textured ceilings
- Sherwin-Williams: wall and ceiling paint (one color)
- Accent painted walls and ceiling in powder bathroom and laundry (per motif)
- Pre-painted MDF 4" base trim and door headers
- Pre-painted MDF 2-1/2" door casing
- Pre-painted MDF trim windowsill and apron
- Paint grade 6' 8" molded hollow core interior doors
- Decorative entry door handle set
- Schlage knob style door hardware
- Insulated, drywalled, and fire tapped garage with insulated 8' garage door
- Ventilated closet systems

KITCHEN/BATH/LAUNDRY

- 30" Frigidaire stainless steel gas range, microwave ventilation hood, and dishwasher (appliance layout per plan)
- Solid wood stain grade cabinet package with melamine interiors (color per motif)
- Painted kitchen island cabinets with full wrapped backing (color per motif)
- Soft close cabinet drawers and doors
- Dove-tail cabinet drawer construction
- Premium cabinet hardware for doors and drawers (per motif)
- Granite/quartz solid surface counters throughout (3 cm thickness)
- Stainless steel under-mount kitchen sink
- Comfort height bathroom vanities
- Oversized counter to ceiling bathroom mirrors (sized per plan)
- Powder bathroom frameless clip mounted mirror (if applicable)
- Primary bathroom semi-framed oversized shower door

SMART FEATURES

- Wi-Fi thermostat(s)
- Wi-Fi garage door opener(s)
- Wi-Fi keyless front entry deadbolt lock
- Video doorbell with chime
- Structured media panel with "smurf" tube run to attic for future connections
- CAT6 and coax cables (per plan)

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