



Signature Collection INCLUDED FEATURES

When you choose a Signature Collection home, you're not just buying a home - you are investing in a lifestyle of luxury, exclusivity, and unparalleled comfort. So why settle for anything less? Discover our Signature Collection and experience the epitome of upscale living.

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)
- Cultured stone accents (per elevation)
- Protective eaves with ventilated soffits for enhanced roof ventilation
- Upgraded insulated decorative panel 8' garage door(s) equipped with quiet drive wall mount 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
- Sand finish concrete walkways and patios (per plan)
- 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
- 10' main floor ceiling height (per plan)
- 9' second floor ceiling height (per plan)
- Employment of "smart framing" techniques: 24" on center framing

WINDOWS AND DOORS

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

SMART FEATURES

- Smart home HUB
- Security system prewire (per plan)
- Wi-Fi thermostat(s), wall mount garage door opener(s) and 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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*Included features and plans are subject to change at any time

OUR HOMES ARE:



CERTIFIED



RATED



THIRD PARTY
INSPECTED

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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
- Variable speed gas 96.5% high efficiency furnace
- A/C unit
- 4" pleated furnace filter
- Whole home Energy Recovery Ventilator (ERV) system
- Whole home humidifier
- Ultra-quiet ventilation fans
- Gas piping to range, water heater, furnace, fireplace, and BBQ stub (per plan)
- Sealed and insulated ducts for maximum efficiency
- Recessed dryer ventilation box

PLUMBING

- High efficiency gas tankless water heater
- Hot water recirculation system
- PEX water lines
- Pre-plumb water softener loop (Ran to all bathrooms and laundry room)
- Kohler designer faucets and fixtures with lifetime manufacturer warranty on finish and valves (per motif)
- Touchless motion-controlled kitchen faucet
- Comfort height toilets with soft close toilet seats
- Full tiled primary shower with mudset pan, niche, and solid surface corner footrest
- Primary shower with dual shower head (1 fixed, 1 handheld)
- Primary bathroom free standing acrylic soaker tub (per plan)
- Shutoff valves at all sinks and toilets
- Low maintenance acrylic tub insert with full tiled walls installed in secondary bathrooms (per plan)
- 2 exterior frost free hose bibs (per plan)
- Hot/cold hose bib in garage space (per plan)
- 3/4 HP kitchen garbage disposal
- Passive radon system with prewire for future fan

FLOORING AND TILE

- Engineered hardwood flooring installed in entry, kitchen, living, dining, main floor halls, pantry, powder bathroom, and stair risers
- Tiled floors in bathrooms and laundry room
- Full height tiled kitchen backsplash
- Full tiled primary shower with mudset pan, niche, and corner solid surface footrest
- Tiled primary bathroom soaker tub surround
- Upgraded Mohawk carpet with 6-pound pad in bedrooms, bedroom closets, stair treads, landings, and upstairs/basements where applicable.

ELECTRICAL

- 200-amp panel
- Designer lighting fixtures (per plan and motif)
- LED recessed can lighting (per plan)
- 2 exterior GFCI weatherproof receptacles (per plan)
- 4 USB outlets (per plan)
- 8 garage wall receptacles (per plan)
- Primary water closet bidet outlet
- LED kitchen under cabinet lighting
- Ceiling fan prewire in living room and primary bedroom (per plan)
- Wall mount TV prewire in living room and primary bedroom (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
- 42" high output gas fireplace insert with designer full height surround (per motif)
- 1/2" drywall on walls and ceilings
- Imperfect smooth textured walls and ceilings
- Sherwin-Williams wall and ceiling paint (one color)
- Powder bathroom accent painted walls and ceiling (per motif)
- Paint in place MDF 8" base trim and door headers
- Paint in place MDF 3-1/2" door casing
- Paint in place MDF full trim wrapped windows
- Decorative stair skirt board with open spindle rail where applicable
- Paint grade 8' solid core interior doors
- Schlage decorative entry door handle set
- Schlage lever style door hardware
- Insulated, drywalled, textured and painted garage interior with insulated 8' garage door
- Reinforced melamine shelving throughout

KITCHEN/BATH/LAUNDRY

- 36" WOLF chef style gas range, built in convection microwave, cabinet insert ventilation hood, dishwasher, and Subzero built in refrigerator (appliance layout per plan)
- Solid wood stain grade cabinet package with melamine interiors (color per motif)
- 60" double stacked kitchen upper cabinets
- Painted kitchen island cabinets with full wrapped backing (color per motif)
- Soft close cabinet drawers and doors
- Kitchen trash pull out (per plan)
- Dove-tail cabinet drawer construction
- Premium cabinet hardware for doors and drawers (per motif)
- Working pantry with butcher block appliance counter and melamine shelving system (per plan)
- Upgraded granite/quartz solid surface counters throughout (3 cm thickness) (color per motif)
- Solid surface backsplash in primary and secondary bathrooms and laundry
- Composite undermount kitchen sink
- Comfort height bathroom vanities
- Metal framed bathroom mirrors (sized per plan)
- Powder bathroom decorative picture mirror
- Primary bathroom 7' frameless shower door
- Acrylic drop-in laundry room sink (per plan)

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