Eastbrook Homes Features by Series - 2026

Leisure Series (Villa Condominiums)

Use drop down box to select the series

Description	Brand	Specification	Leisure Series (Villa Condominiums)
1.Interior Features			
Interior Paint	Sherwin Williams- Emerald Matte		Yes
Trim - 3-1/4" Base, 2-1/4" Casing		Modern	Yes
Trim - 5 1/2" Base, 3 1/2" Casing		Shaker	No
2 Panel Interior Doors- 6'-8" Tall-Hollow Core	JELD-WEN	Raised 2 Panel	Yes
2 Panel Interior Doors- 8'-0" Tall-Hollow Core- Main Floor Only	JELD-WEN		No
Round Interior Door Hardware	Kwikset HANCOCK	Chrome Finish	Yes
Round Interior Door Hardware Black	Kwikset COVE	Matte Black Finish	No
Painted Doors, Trim and Window Jambs			Yes
Railing w/ Stained Newell Post at the Stairs (per plan)			No
Faucets and Shower Valves	Moen	Chrome Finish	Yes
Designer Stain Resistant Carpet with 6lb Carpet Pad	Shaw		Yes
Signature Level Carpet with 8lb Carpet Pad	Shaw		No
Luxury Vinyl Plank- Series 1 (locations per plan)			No
Sheet Vinyl Flooring (per plan)			Yes
Decorative Light Fixtures	Kichler		Yes
Wire Shelf in Laundry (per plan)			Yes
Quartz at Laundry Room	Silestone	Included Series	Varies Per Plan
Quartz Counter with Base Cabinet and Undermount Sink at Laundry Room		Included Series w/ 2218 Sink	No
Floor Outlet (1) in Family Room			No
2.Structural			
9 Foot Tall (approx.) Foundation Walls			No
9 Foot Tall (approx.) Main Floor Walls			Varies Per Plan
36" Gas Fireplace with Tile Surround (mosaic 2) at the Family Room	Heatilator		No
Wider Interior Stairs (per plan)			No
12' Wide (approx.) 3rd Stall Garage with chain driven opener			No
Drywall Entire Garage-No Insulation			Yes
Garage Door Opener -Installed	Lift Master		Yes
Storage Trusses with Pull Down Stairs			No
3.Kitchen			
All Kitchen Appliances (see model numbers for specifics)	GE		No
Wood Hood Vented to the Exterior (style and size per plan)			No
Over the Range Microvent- Vented to the Exterior (see Home Creation Studio for model number)	GE	Stainless Steel	Yes
Dedicated Microwave Circuit			Yes
Cabinets -Recessed Panel Maple Cabinets-Traditional Overlay	Wellborn Select Series	Arlington/Slab Drawer	Yes
Cabinets- Recessed Panel White Cabinets-MDF Doorstyle Full Overlay	Wellborn Select Series	Hancock/Slab Drawer	No
Cabinets- Recessed Panel White Cabinets MAPLE Doorstyle Full Overlay	Wellborn PREMIERE SERIES	Prairie /Slab Drawer	No
Crown Molding on Kitchen Wall Cabinets	Wellborn		Yes
Quartz Kitchen Counter Tops	Silestone	Included Series	Yes
Stainless Steel Undermount Kitchen Sink - Equal Bowl			Yes
Decorative Kitchen Cabinet Hardware	Berenson		Yes
2 Pendant Lights Over Kitchen Island	Kichler		Yes
LED Surface Mounted Lighting in Kitchen	Kichler		Yes
Garbage Disposal			Yes
4 Rows of Open Wire Shelves at Pantry (per plan)			No
5 Rows of Open Wire Shelves at Pantry (per plan)			Yes
5 Wood Shelves at the Pantry (per plan)			No
4.Bedrooms and Bathrooms			
Cabinets -Recessed Panel Maple Cabinets-Traditional Overlay	Wellborn Select Series	Arlington/Slab Drawer	Yes
Cabinets- Recessed Panel White Cabinets-MDF Doorstyle Full Overlay	Wellborn Select Series	Hancock/Slab Drawer	No
Cabinets- Recessed Panel White Cabinets MAPLE Doorstyle Full Overlay	Wellborn Select Series	Prairie /Slab Drawer	No
Backsaver Vanity Height Cabinet at Bath 1			No
Painted White Wood Trimmed Mirror at Bath 1			No
Ceramic Tile Shower (series 1 tile) at Bath 1 w/ Chrome Framed Clear Glass Shower Door			No
Ceramic Tile Floors (series 1 tile) at Bath 1 Floors			No
LED Light over shower with fan only outside of shower at Bath 1			No
Decorative Bath Lights	Kichler		Yes
Single Bowl Sink Vanity in Bath 1 and Secondary Baths (Excludes Powder Room)			No
Double Bowl Sink Vanity in Bath 1 with Single Bowl in Secondary Baths (Excludes Powder Room)			Yes
Double Bowl Sink Vanity in Bath 1 and Bath 2 (if applicable)			No
Decorative Cabinet Hardware	Berenson		Yes
Bath 1 Bath Accessories - Two Robe Hooks and One Toilet Paper Holder	Taymor		Yes
Additional Baths- Bath Accessories - One Towel Bar and One Toilet Paper Holder	Taymor		Yes
Quartz Bathroom Countertops with White Round Undermount Sink	Silestone	Included Series	Yes
4 Rows of Open Wire Shelves at Linen (per plan)			No
5 Rows of Open Wire Shelves at Linen (per plan)			Yes
Single Row Open Wire Shelving in Bedroom Closets			No
Long and Short Row Open Wire Shelving in Bedroom Closets			Yes
Wood Shelving at Bedroom 1 Closet			No
5.Basement (If Applicable)			
Underground Drains for Future Bath in Lower Level			Yes
Frame and Insulate Basement Exterior Walls			Yes
Egress Window Well at Basement			No
Daylight Foundation			Yes
6.Mechanical			
100 amp Electric Service			Yes
150 amp Electric Service			No

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Description	Brand	Specification	Leisure Series (Villa Condominiums)
200 amp Electrical Service			No
High Efficiency Furnace			Yes
HVAC Rough-In at Lower Level			No
2 Zone HVAC			No
Whole House Humidifier System			Yes
Central Air Conditioning			Yes
Tankless Water Heater (per plan)			No
40 Natural Gas Water Heater			Yes
50 Natural Gas Water Heater			No
LED (4) Surface Mounted Lights at the Family Room			No
LED (1) Surface Mounted Light at all Walk In Closets (ONLY WALK IN)			No
LED Surface Mounted Lights Throughout (per plan)	Kichler		No
7.Exterior			
8'-0 Foot Tall Exterior Painted Front Door	Therma-Tru	Style S8200 Raised 2 Panel	No
8'-0 Foot Tall Exterior Stained Front Door	Therma-Tru	Farmhouse with Glass	No
8'-0 Foot Tall Garage Door(s)	CHI	Raised Short Panel	No
Dimensional Roof Shingles	Certainteed		Yes
Maintenance Free Aluminum Fascia and Vinyl Soffit			Yes
Gutters and Downspouts Installed -Does not include leaf guards			Yes
36 inch wide Concrete Entry Walk			No
42 inch wide Concrete Entry Walk			Yes
Treated Wood Front Porch			No
Concrete Front Porch			Yes
Designer Handleset at front door including deadbolt	Kwikset		Yes
1 Exterior Hose Bibs			No
2 Exterior Hose Bibs			Yes
Exterior Window Trim - ALL Elevations -Community Specific			No
Low E Windows with Argon Gas	JELD-WEN		Yes
12 FT by 4 FT Treated Wood Landing-No Steps to Grade (per plan)			No
12 FT by 4 FT Treated Wood Landing-No Steps to Grade (per plan)			No
8 FT by 4 FT Treated Wood Landing - One Step to Grade			No
Treated Wood Deck w/Vinyl Rail - No Steps to Grade (size varies per plan)			Yes
Poured Concrete Patio -sizes vary by plan			No
Courtyard Privacy Fence Package (Does not include Landscaping or Sprinkling)			No
Landscape and Underground Sprinkling Package (If applicable does not include inside Courtyard)			Yes

Buyer Signature _____ Date _____

Co-Buyer Signature _____ Date _____

Eastbrook Homes reserves the right to modify, substitute, or discontinue any included features, specifications, materials, or manufacturers at any time without prior notice or obligation, and to replace them with items of equal or comparable quality. All included features are subject to change.