

Eastbrook Homes Features by Series - 2025

Legacy Series

Use drop down box to select the series

Description	Brand	Specification	Legacy Series
1. Interior Features			
Flat Interior Paint	Sherwin Williams- Scuff Tuff		Yes
Trim - 3-1/4" Base, 2-1/4" Casing		Modern	No
Trim - 5 1/2" Base, 3 1/2" Casing		Shaker	Yes
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		Yes
Round Interior Door Hardware	Kwikset	Chrome Finish	Yes
Painted Doors, Trim and Window Jambs			Yes
Painted Cottage Style Railing w/ Stained Newell Post at the Stairs (per plan)			Yes
Faucets and Shower Valves	Moen	Chrome Finish	Yes
Designer Stain Resistant Carpet with 6lb Carpet Pad	Shaw		No
Signature Level Carpet with 8lb Carpet Pad	Shaw		Yes
Luxury Vinyl Plank- Series 1 (locations per plan)			Yes
Sheet Vinyl Flooring (per plan)			Yes
Decorative Light Fixtures	Kichler		Yes
Wire Shelf in Laundry (per plan)	Closet Maid		Yes
Quartz Counter at Laundry Room		White or Gray	No
Quartz Counter with Base Cabinet and Undermount Sink at Laundry Room		White or Gray Quartz w/ 2218 Sink	Yes
Floor Outlet (1) in Family Room			Yes
2. Structural			
9 Foot Tall (approx.) Foundation Walls			Yes
9 Foot Tall (approx.) Main Floor Walls			Yes
36" Gas Fireplace with Tile Surround (mosaic 2) at the Family Room	Heatilator		Yes
Wider Interior Stairs (per plan)			Yes
12' Wide (approx.) 3rd Stall Garage with chain driven opener			Yes
Drywall Entire Garage-No Insulation			No
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)			Yes
Exterior Venting for Range Hood Vent (Appliance by Owner).			No
Dedicated Microwave Circuit			Yes
Cabinets -Recessed Panel Maple Cabinets-Traditional Overlay	Wellborn Select Series	Arlington/Slab Drawer	No
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	Yes
Crown Molding on Kitchen Wall Cabinets	Wellborn		Yes
Quartz Kitchen Counter Tops		White or Gray	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)	Closet Maid		No
5 Rows of Open Wire Shelves at Pantry (per plan)	Closet Maid		No
5 Wood Shelves at the Pantry (per plan)			Varies Per Plan
4. Bedrooms and Bathrooms			
Cabinets -Recessed Panel Maple Cabinets-Traditional Overlay	Wellborn Select Series	Arlington/Slab Drawer	No
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	Yes
Backsaver Vanity Height Cabinet at Bath 1			Yes
Painted White Wood Trimmed Mirror at Bath 1			Yes
Ceramic Tile Shower (series 1 tile) at Bath 1 w/ Chrome Framed Clear Glass Shower Door			Yes
Ceramic Tile Floors (series 1 tile) at Bath 1 Floors			Yes
LED Light over shower with fan only outside of shower at Bath 1			Yes
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
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		White or Gray Counters	Yes
4 Rows of Open Wire Shelves at Linen (per plan)	Closet Maid		No
5 Rows of Open Wire Shelves at Linen (per plan)	Closet Maid		Yes
Single Row Open Wire Shelving in Bedroom Closets	Closet Maid		No
Long and Short Row Open Wire Shelving in Bedroom Closets	Closet Maid		Yes
Wood Shelving at Bedroom 1 Closet			Yes
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			Yes
Daylight Foundation			No
6. Mechanical			
100 amp Electric Service	Square D		No
150 amp Electric Service	Square D		No
200 amp Electrical Service	Square D		Yes
High Efficiency Furnace	Carrier		Yes

Eastbrook Homes Features by Series - 2025

Legacy Series

Use drop down box to select the series

Description	Brand	Specification	Legacy Series
HVAC Rough-In at Lower Level			Varies per plan
2 Zone HVAC			Yes
Whole House Humidifier System			Yes
Central Air Conditioning	Carrier		Yes
Tankless Water Heater (per plan)	Bradford White		No
40 Natural Gas Water Heater	Bradford White		No
50 Natural Gas Water Heater	Bradford White		Yes
LED Surface Mounted Lights Throughout (per plan)	Kichler		Yes
Plumb-U-Sprinkle with Vacuum Breaker			Yes
7. Exterior			
8'-0 Foot Tall Exterior Painted Front Door	Therma-Tru	Style S8200 Raised 2 Panel	Yes
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	Yes
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
Window Grids All Operable Windows (no picture windows or sliding glass doors)	JELD-WEN		No
12 FT by 4 FT Treated Wood Landing-No Steps to Grade (per plan)			Yes
8 FT by 4 FT Treated Wood Landing - No Steps to Grade			No
Treated Wood Deck w/Vinyl Rail - No Steps to Grade (size varies per plan)			No
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)			No

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.