



COUTO HOMES

LUXURY DESIGN. *Family* APPEAL.

INCLUDED FEATURES BY SERIES



L = Level
Levels will be explained and
presented by your Design Specialist

PROJECT SETUP



Base Plan Sq Ft Range

2,285-2,504 Sq Ft

2,600-3,516 Ft

3,600-4,200 Sq Ft

4,200-4,800 Sq Ft

Permitting Allowance

Up to \$8,600

Up to \$9,200

Up to \$9,200

Up to \$9,900

Engineering

Foundation &
Structure Included

Foundation &
Structure Included

Foundation &
Structure Included

Foundation &
Structure Included

Dirtwork Allowance \$ (Including Culvert & Haul Off)

\$5,000

\$6,500

\$8,000

\$9,500

Final Grade Allowance \$

\$3,000

\$3,500

\$4,000

\$4,500

Driveway Allowance Sq Ft

2,000 Sq Ft

2,250 Sq Ft

2,500 Sq Ft

2,750 Sq Ft

EXTERIOR FEATURES

EXTERIOR FEATURES



Exterior Veneers

L1 Brick
L1 Stone

L2 Brick
L2 Stone

L2 Brick
L2 Stone

L3 Brick
L3 Stone
3 Coat Stucco (Per Plan)

Front Porch Concrete Finish

Broom Finish

Broom Finish

Broom or Rock Salt
Finish

Broom or Rock Salt
Finish

Back Porch Concrete Finish

Broom Finish

Broom Finish

Broom Finish

Broom or Rock
Salt Finish

Front Porch Ceiling Finish

Stained Beadboard

Stained Beadboard

Stained Beadboard

Stained Beadboard

Back Porch Ceiling Finish

Masonite

Masonite

Stained Beadboard

Stained Beadboard

Front Door

3' x 8' Iron Door -
From Options

3' x 8' Iron Door -
Customizable

3'6" x 8' Iron Door -
Customizable

6' x 8' Iron Double Door -
Customizable

Exterior Doors

Steel - Full Light

Steel - Full Light

Steel - Full Light

Steel- Full Light

Windows

Vinyl - White or Almond

Vinyl - White or Almond

Vinyl - White or Almond

Vinyl - White or Almond
or Black (Exterior Only)

Roofing

L1 Shingle

L2 Shingle

L2 Shingle

L3 Shingle

In order to provide the very best home to our valued homeowners, we believe in an ongoing policy of research and improvement. This policy may result in changes to the features listed above, and we reserve the right to make substitutions of similar or better quality without notice. Additionally, the Design Studio features a level system based on the Series of your home, which will be thoroughly discussed during your appointment with a Design Specialist.

		Classic	Signature	Executive	Luxury
EXTERIOR FEATURES		-	-	-	1
	Mailbox	Brick	Brick or Stone	Brick & Stone	Brick & Stone
	Landscape Package Sq Ft of Bermuda Sod & Sprinkler	7,500 Sq Ft	10,000 Sq Ft	12,500 Sq Ft	15,000 Sq Ft
	Flowerbed Allowance	Included	Included	Included	Included
	Gutters & Down Spouts	Entire Home	Entire Home	Entire Home	Entire Home
GARAGES		2	3	3	4
	Garage Doors	Non-Insulated Steel Doors	Non-Insulated Steel Doors	Insulated Steel Doors	Insulated Steel Doors
	Garage Door Openers	1 1/2 HP - Chain Drive	2 1/2 HP - Chain Drive	2 1/2 HP - Belt Drive	2 1/2 HP - Belt Drive
	Garage Floor Finish	Standard Couto Epoxy, with Flakes	Standard Couto Epoxy, with Flakes	Standard Couto Epoxy, with Flakes	Standard Couto Epoxy, with Flakes
INTERIOR FEATURES					
CEILINGS		Foyer, Living, Primary Bedroom 3	Foyer, Living, Primary Bedroom, Kitchen 4	Foyer, Living, Primary Bedroom, Kitchen, Study 5	Foyer, Living, Primary Bedroom, Kitchen, Study, Primary Bathroom 6
FLOORING		L2 Tile	Engineered Wood (L1)	Nail Down Wood (L1)	Nail Down Wood (L1)
	Bedrooms	L1 Carpet	L1 Carpet	L2 Carpet	L2 Carpet
	Primary Bathroom	L2 Tile	L3 Tile	L4 Tile	L4 Tile
	Secondary Bathroom	L1 Tile	L2 Tile	L3 Tile	L3 Tile
	Kitchen Backsplash	L1 Tile	L2 Tile	L2 Tile	L3 Tile
COUNTERTOPS		L2 Granite or Quartz	L3 Granite or Quartz	L3 Granite or Quartz	L4 Granite or Quartz
	Bath & Utility Countertops	L1 Granite	L2 Granite or Quartz	L2 Granite or Quartz	L3 Granite or Quartz
	Bath & Utility Backsplash	4" or 5" Granite or Quartz	4" or 5" Granite or Quartz	4" or 5" Granite or Quartz	4" or 5" Granite or Quartz
GLASS		Framed Glass	Frameless Glass	Frameless Glass	Frameless Glass
In order to provide the very best home to our valued homeowners, we believe in an ongoing policy of research and improvement. This policy may result in changes to the features listed above, and we reserve the right to make substitutions of similar or better quality without notice. Additionally, the Design Studio features a level system based on the Series of your home, which will be thoroughly discussed during your appointment with a Design Specialist.					
OCTOBER 2026					



TRIM & DOORS



Interior Doors

Classic	Signature	Executive	Luxury
6'8" Door Height Standard Door Casings (No Pediments)	8' Door Height Casings with Pediments	8' Door Height Casings with Pediments	8' Door Height Casings with Pediments
Arched or Flat	Arched or Flat	Arched or Flat	Arched, Elliptical or Flat
L1 Traditional 3.5"	L1 Traditional 3.5"	L2 Traditional or Transitional 3.5"	L2 Traditional or Transitional 3.5"
Entry, Living, Kitchen, Nook	Entry, Living, Kitchen, Nook, Study/Dining, Primary Bedroom	Entry, Living, Kitchen, Nook, Study/Dining, Primary Bedroom	Entry, Living, Kitchen, Nook, Study/Dining, Primary Bedroom
Halls, Primary Bedroom Ceiling Treatment, Study Ceiling Treatment	Halls, Secondary Baths, Secondary Bedrooms, Game Room	Halls, Secondary Baths, Secondary Bedrooms, Game Room	Halls, Secondary Baths, Secondary Bedrooms, Game Room
L1 Traditional	L1 Traditional	L2 Traditional	L2 Traditional or Transitional
L1 Traditional 5 1/4"	L1 Traditional 5 1/4"	L2 Traditional 6"	L2 Traditional or Transitional 6"
L1 Traditional 5 1/4"	L1 Traditional 5 1/4"	L1 Traditional 5 1/4"	L1 Traditional 5 1/4"
L1 Traditional 3 1/2"	L1 Traditional 3 1/2"	L1 Traditional 3 1/2"	L1 Traditional 3 1/2"
Rounded or Square	Rounded or Square	Rounded or Square	Rounded or Square

Walk-Through Openings

Door Casing Style

Two Step Crown Molding

Single Step Crown Molding

Crown Molding Style

Baseboard Style Living

Baseboard Style Bedrooms

Baseboard Style Wet Areas

Sheet Rock Corners

WALL FINISHES



Wall Texture

Ceiling Finish

Interior Walls

Garage Walls

Medium Drag Texture	Medium Drag Texture	Medium Drag Texture	Medium Drag Texture
Medium Drag Texture	Medium Drag Texture	Medium Drag Texture	Medium Drag Texture
Flat/Eggshell SW	Eggshell SW	Eggshell SW	Eggshell SW
Flat SW	Flat SW	Flat SW	Eggshell SW

Kitchen Sink

Kitchen Faucet (Moen)

Primary Bathroom Faucets (Moen)

Secondary Bathroom Faucets (Moen)

Primary Bathroom Bathtub

Secondary Bathroom Bathtubs

Bathroom Sinks

Commodes

Stainless Steel Undermount	Silgranit	Silgranit	Apron Front Porcelain
L1	L2	L3	L4
L1	L2	L4	L4
L1	L1	L3	L3
L1 Freestanding Tub	L1 Freestanding Tub	L2 Freestanding Tub	L2 Freestanding Tub
L1	L1	L2	L2
L1 Porcelain	L1 Porcelain	L2 Porcelain	L2 Porcelain
L1 Elongated	L1 Elongated	L2 Elongated	L2 Elongated

In order to provide the very best home to our valued homeowners, we believe in an ongoing policy of research and improvement. This policy may result in changes to the features listed above, and we reserve the right to make substitutions of similar or better quality without notice. Additionally, the Design Studio features a level system based on the Series of your home, which will be thoroughly discussed during your appointment with a Design Specialist.

PLUMBING FIXTURES





PLUMBING FIXTURES



Utility Sink

-

Undermount Stainless

Undermount Stainless

Undermount Stainless

Utility Faucet

-

L1

L1

L1

APPLIANCES



Cooktop

Whirlpool 5 Burner
(Electric or Gas)

Whirlpool 5 Burner
(Electric or Gas)

KitchenAid 5 Burner
(Electric or Gas)

KitchenAid 5 Burner
(Electric or Gas)

Oven Make & Model

Whirlpool Single Oven

Whirlpool Double Oven

KitchenAid Double Oven

KitchenAid Double Oven

Microwave

Whirlpool 2.2 Cu Ft
Microwave

Sharp Microwave Drawer

Sharp Microwave Drawer

KitchenAid Built-In Oven

Dishwasher

Whirlpool Traditional

Whirlpool Hidden Button

KitchenAid Hidden Button

KitchenAid Hidden Button

CUSTOM CABINETS



Cabinet Materials

Stain Grade (Knotty Alder)
and/or Paint Grade

Stain Grade (Knotty Alder)
and/or Paint Grade

Stain Grade (Knotty Alder)
and/or Paint Grade

Stain Grade (Knotty Alder)
and/or Paint Grade

Cabinet Crown

Single Step Cabinet Trim

Two Step Cabinet Trim

Two Step Cabinet Trim

Two Step Cabinet Trim

Cabinet Feet

45 Toe Kicks

45 Toe Kicks

CNC Toe Kicks

CNC Toe Kicks

Raised End Panels &
Decorative Corners

Kitchen

Kitchen & Primary Bath

Entire Home

Entire Home

Cabinet Hinges

Soft Close Cabinet
Doors in Entire Home

Soft Close Cabinet
Doors in Entire Home

Soft Close Cabinet
Doors in Entire Home

Soft Close Cabinet
Doors in Entire Home

Drawer Guides

Full Extension
Drawer Guides

Full Extension
Drawer Guides

Full Extension
Drawer Guides

Soft Close Drawers
at Kitchen

Vent Hood

Decorative - 4 Options

Decorative - Custom

Decorative - Custom

Decorative - Custom

Cookie Tray at Kitchen

-

Included

Included

Included

Spice & Utensil
Pullouts at Cooktop

-

Included

Included

Included

Trash Drawer at
Kitchen

Included

Included

Included

Included

2 Pot Drawers at
Kitchen

Included

Included

Included

Included

1 Pot Drawer Under
Oven

Included

Included

Included

Included

1 Bank of Drawers at
Kitchen

Included

Included

Included

Included

1 Bank of Drawers at
Primary Vanities

Included

Included

Included

Included

In order to provide the very best home to our valued homeowners, we believe in an ongoing policy of research and improvement. This policy may result in changes to the features listed above, and we reserve the right to make substitutions of similar or better quality without notice. Additionally, the Design Studio features a level system based on the Series of your home, which will be thoroughly discussed during your appointment with a Design Specialist.



		Classic	Signature	Executive	Luxury	
LIGHTING		Under Cabinet Lighting	-	Included in Kitchen	Included in Kitchen	Included in Kitchen
		Lighting Allowance	L1	L2	L3	L4
		Receptacles (Outlets)	Standard Receptacles w/ Standard Wall Plates	Standard Receptacles w/ Standard Wall Plates	Decora Receptacles w/ Screwless Wall Plates	Decora Receptacles w/ Screwless Wall Plates
		Switches	Decora Switches w/ Standard Wall Plates	Decora Switches w/ Standard Wall Plates	Decora Switches w/ Screwless Wall Plates	Decora Switches w/ Screwless Wall Plates
FIREPLACES		Fireplace in Living Room	36" Gas, Electric or Wood	42" Gas, Electric or Wood	42" Gas, Electric or Wood	42" Gas, Electric or Wood
		Living Room Fireplace Finish	Brick or Stone w/ Wood or Stone Mantle	Brick or Stone w/ Wood or Stone Mantle	Brick or Stone w/ Wood or Stone Mantle	Brick or Stone w/ Wood or Stone Mantle
		Exterior Fireplace	-	-	-	42" Wood
		Exterior Fireplace Finish	-	-	-	Brick or Stone w/ Wood or Stone Mantle

MECHANICAL FEATURES

MECHANICAL FEATURES		HVAC System	Trane HVAC System	Trane HVAC System	Trane HVAC System	Trane HVAC System
		Electric Water Heater	1	2	2	2
		Data Lines	Cat 6 in Bedrooms, Study, Living Area, Back Porch	Cat 6 in Bedrooms, Study, Living Area, Back Porch	Cat 6 in Bedrooms, Study, Living Area, Back Porch	Cat 6 in Bedrooms, Study, Living Area, Back Porch
		Foam Lid Insulation	Included	Included	Included	Included

In order to provide the very best home to our valued homeowners, we believe in an ongoing policy of research and improvement. This policy may result in changes to the features listed above, and we reserve the right to make substitutions of similar or better quality without notice. Additionally, the Design Studio features a level system based on the Series of your home, which will be thoroughly discussed during your appointment with a Design Specialist.