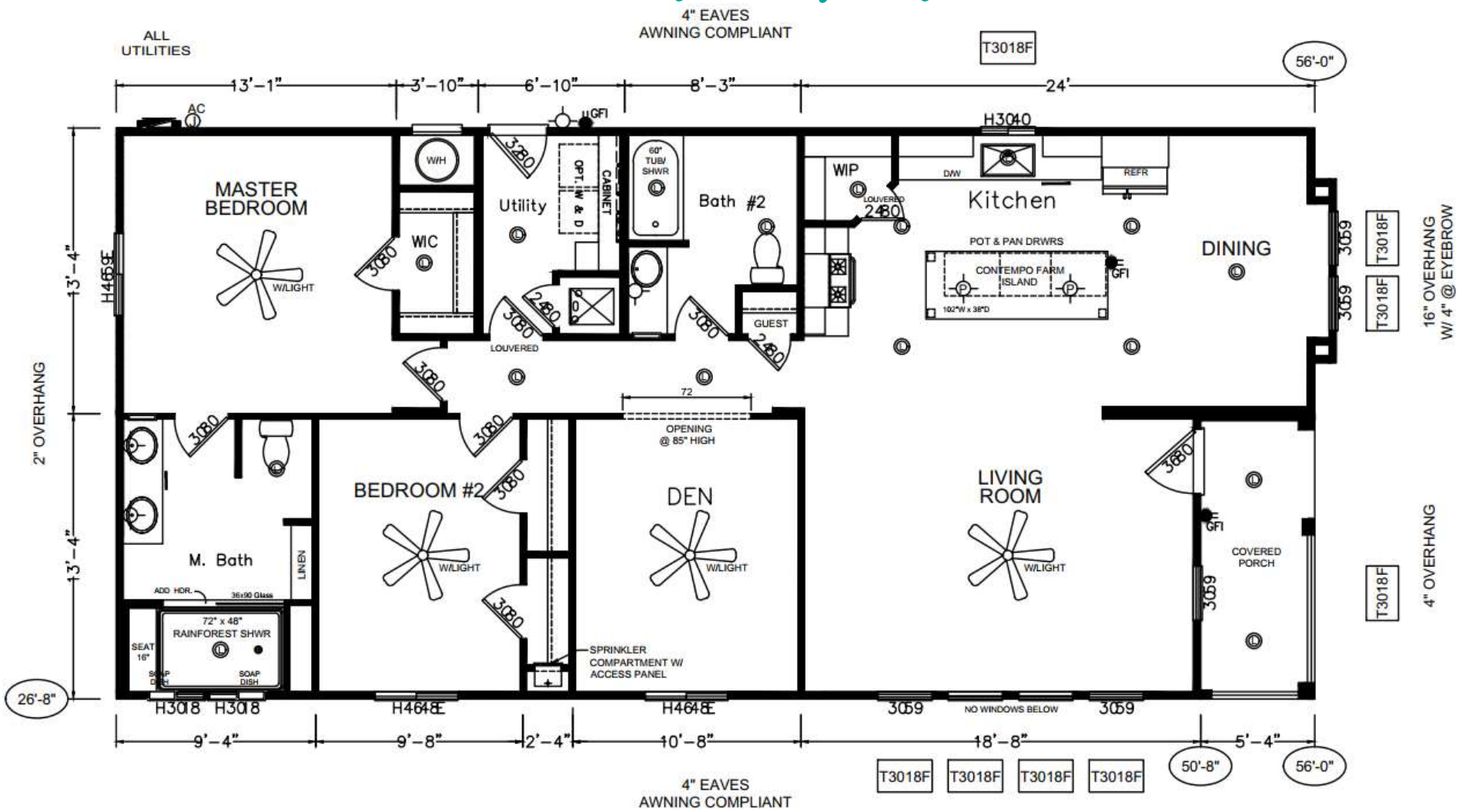
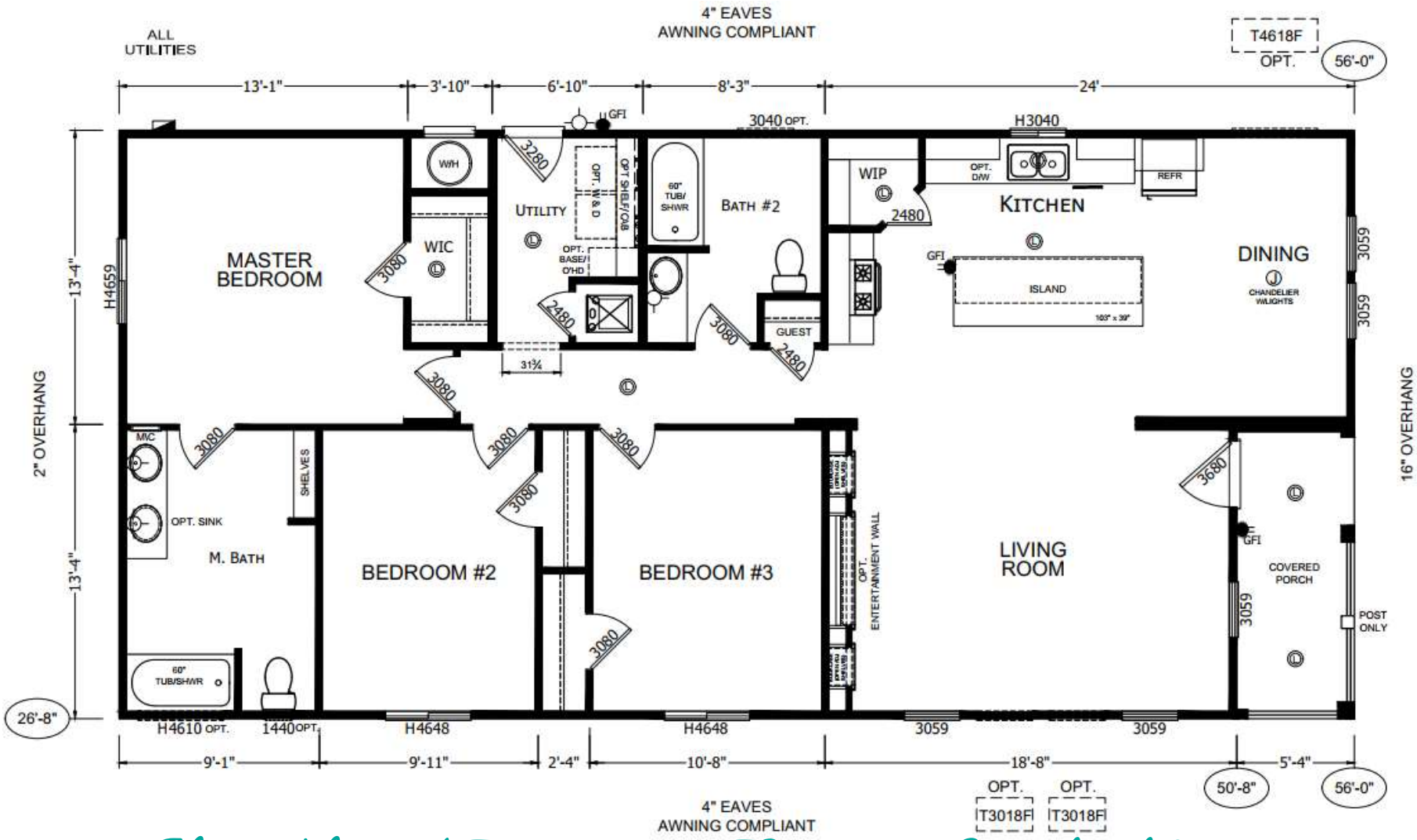
Silvercrest
TRANSITIONS
TR-207

Factory Display



Floor Plan of Transitions TR-20727 Factory Display

Standard TR-20727

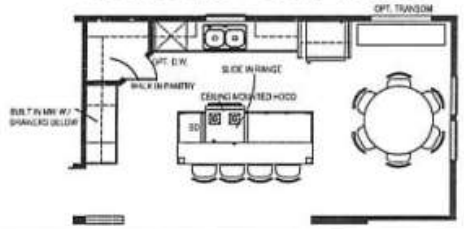


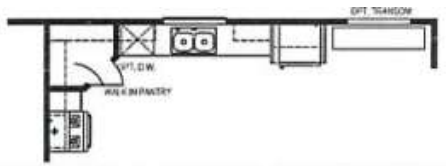
Floor Plan of Transitions TR-20727 Standard Unit

TR-20727 Kitchen + Bath Options

OPTIONAL DEN/OFFICE IN LIEU OF BEDROOM 3

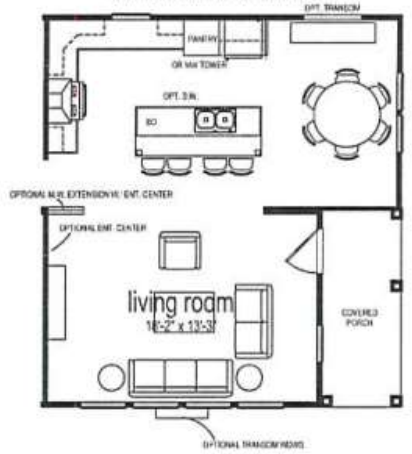
OPTIONAL KITCHEN ARRANGEMENT
W./ SLIDE IN RANGE AND CLG. MOUNTED HOOD
OVER ISLAND + BUILT IN M.W.

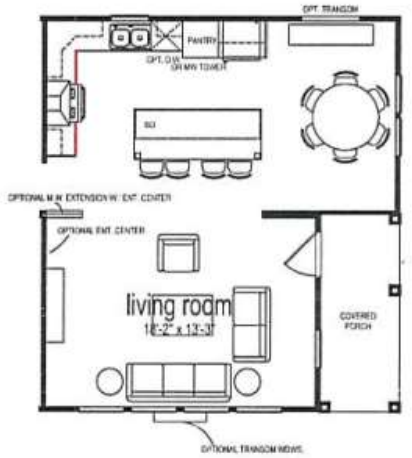




OPTIONAL KITCHEN W./ WIDER WINDOW

OPTIONAL "L" SHAPPED KITCHEN
W./ SINK IN ISLAND



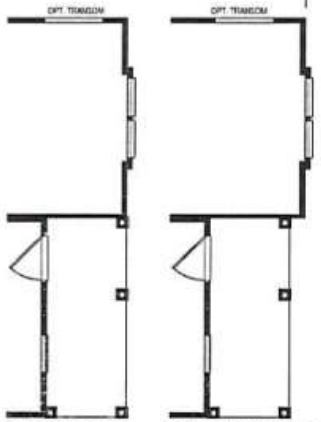


OPTIONAL "L" SHAPPED KITCHEN

56'-0"

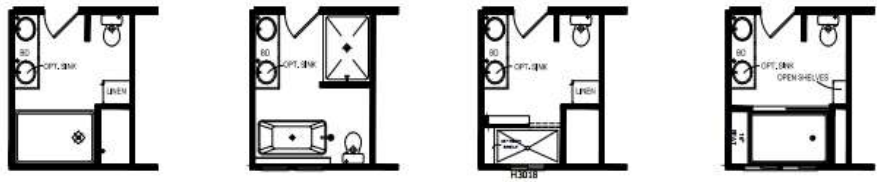
57'-0"

26'-8"



OPT. BOX OUT
IN DINING AREA

OPT. 12" OFFSET
W./ BOX OUT



OPTIONAL M. BATH 1.
W./ 4260 SHOWER

OPTIONAL M. BATH 2.
W./ 4260 SHOWER
SELF STANDING TUB

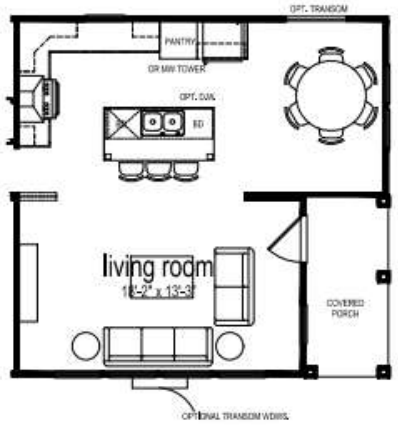
OPTIONAL M. BATH 3.
W./ MIRAGE SHOWER

OPTIONAL M. BATH 4.
W./ RAIN FOREST SHOWER

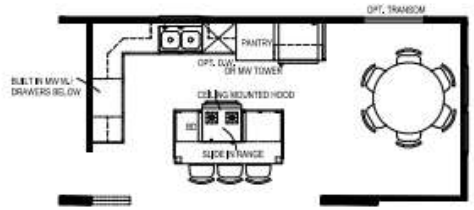
Silvercrest

TR-20724 Kitchen + Bath Options

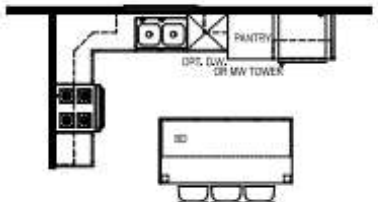
OPTIONAL KITCHEN
W./ SINK IN ISLAND



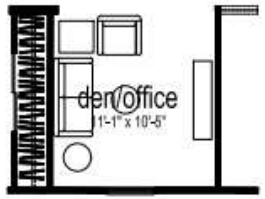
OPTIONAL KITCHEN ARRANGEMENT
W./ SLIDE IN RANGE AND CLG. MOUNTED HOOD
OVER ISLAND + BUILT IN M.W.



OPTIONAL KITCHEN W./ WIDER WINDOW



OPTIONAL DEN/OFFICE IN LIEU OF BEDROOM 3



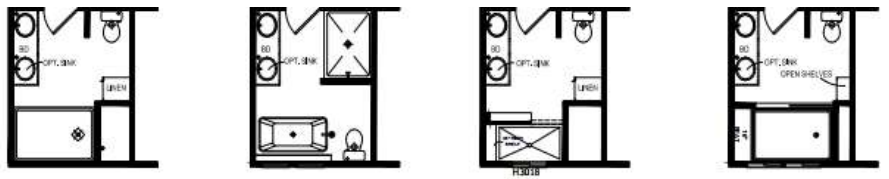
56'0"

23'4"

OPT. BOX OUT
IN DINING AREA

OPT. 12" OFFSET
W./ BOX OUT

57' -0"



OPTIONAL M. BATH 1.
W./ 4260 SHOWER

OPTIONAL M. BATH 2.
W./ 4260 SHOWER
SELF STANDING TUB

OPTIONAL M. BATH 3.
W./ MIRAGE SHOWER

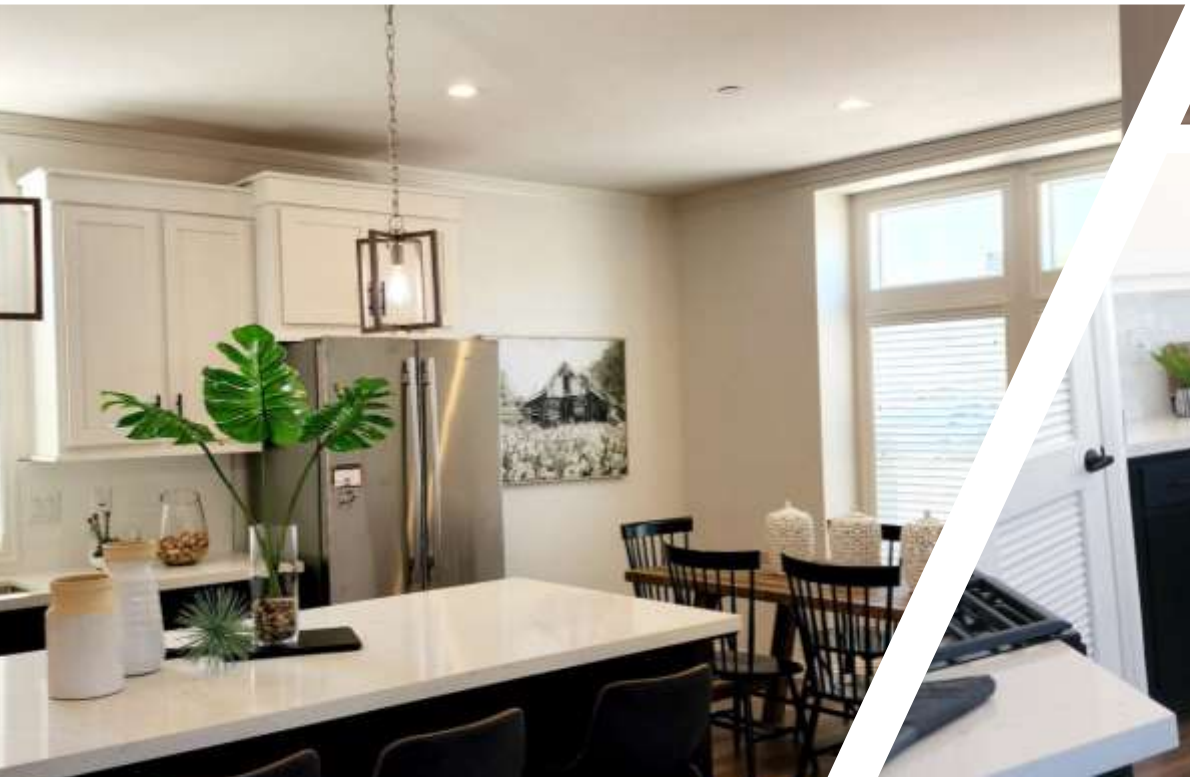
OPTIONAL M. BATH 4.
W./ RAIN FOREST SHOWER

Silvercrest

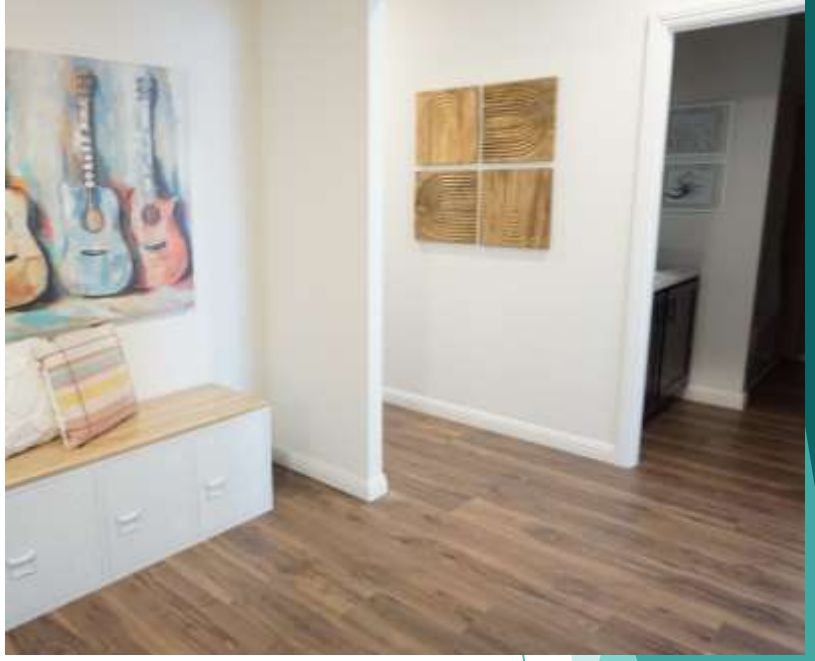
Exterior

Living Room

Kitchen/Dining Room



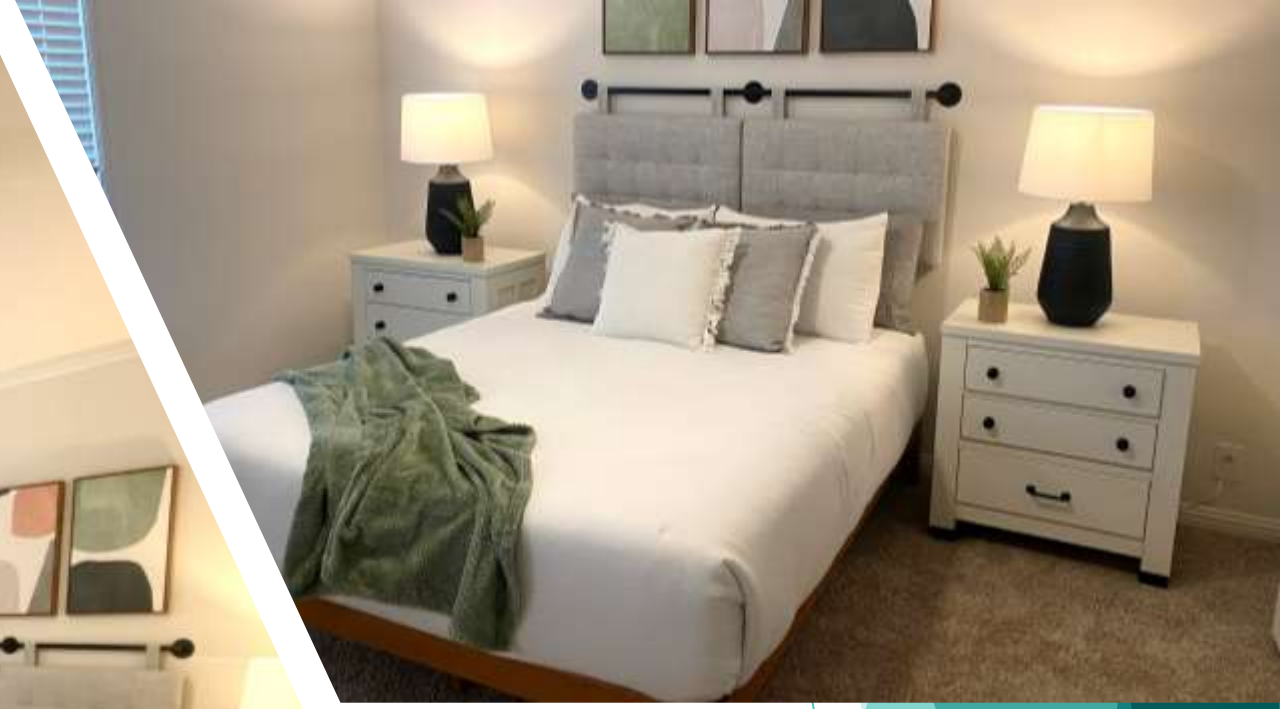
Den



Guest Bath

Utility Room

Master Bathroom



Master Bedroom

TRANSITIONS SERIES

Standard Features

INTERIOR FEATURES

- 8’ Flat interior ceilings throughout
- ½” drywall on walls with square corners
- Orange peel-style textured finish on walls & ceilings
- White painted walls & ceilings
- Two-panel passage & wardrobe doors throughout
- Display home was built using flat panel passage doors
- Dramatic sculptured passage door moldings
- 3 1/2“ sculptured floor moldings throughout *(optional 5 ¼” also available!)*
- (3) mortised hinges on passage doors
- Lever-style passage door locksets – satin nickel finish
- Hand-finished wood cabinets throughout with solid end panel construction
- Soft-close hidden hinges on cabinet doors
- Side-mounted metal drawer guides
- Rocker-style light switches with matching style wall outlets
- All copper wiring throughout
- Metal water shutoff valves at all fixtures
- 2” white faux wood blinds with matching wood valance
- Plumb/wire for washer & gas dryer
- USB receptacle in kitchen area
- White wood window casings throughout (except bath areas)

KITCHEN

- Whirlpool® white finished kitchen appliances
  - 30” gas freestanding range
  - 18 cubic foot double door refrigerator
- Moen® dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Adjustable shelves in overhead cabinets finished with white lined cabinet interiors
- 8” deep stainless steel self-rimming sink
- “Ledge” molding on all overhead cabinets
- Toe-kick heat register in base cabinets (per plan)
- Corian® finish countertops with 4” backsplash, 2” front drop edge

LIGHTING

- Designer-selected lighting in designated areas
- Switched wall outlet for lamp lighting in living room and all bedrooms *(wall outlet designated by being installed upside down for easy identification)*
- LED can lights in kitchen (2), hall, utility & walk-in wardrobes

FLOOR COVERINGS

- Mohawk® carpet in living areas
- ½” rebond carpet pad
- Shaw Challenger vinyl flooring in kitchen, baths, utility, nook & dining areas (per plan)
- Vinyl flooring at front entry

PRIMARY BATH

- Designer-selected light fixture above sinks
- 60” one-piece fiberglass tub / shower
- Corian® counters with 4” backsplash
- Beveled-edge mirrored medicine cabinet
- China self-rimming sinks
- Satin nickel lighting fixtures
- Towel bar & paper holder – satin nickel finish
- Elongated low-flow water-saving toilets
- Moen® dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Moen® tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- Ceiling vented exhaust fan
- “Easy Care” Shaw Challenger vinyl floor covering

BATH TWO

- Designer-selected light fixture above sink
- 60” one-piece fiberglass tub / shower
- Shaw Challenger vinyl floor covering
- Corian® counters with 4” backsplash
- China self-rimming sinks
- Satin nickel lighting fixtures
- Towel bar & paper holder – satin nickel finish
- Elongated low-flow water-saving toilets
- Moen® dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Moen® tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- Ceiling vented exhaust fan

TRANSITIONS SERIES
Standard Features

CONSTRUCTION AND SPECIFICATIONS

- California CARB II compliant home
- Includes Silvercrest's "Silvershield" Seven-Year Warranty
  - o NOW ALSO INCLUDES STRUCTURAL COVERAGE! (Deductibles apply, claims processed by Cornerstone United Insurance Company)
- Awning compliant
- Covered porch with Trex decking
- 20 lb. roof load
- Insulation
  - o Floor R-22
  - o Walls R-13
  - o Ceilings up to R-33
- All structural lumber used is kiln-dried for higher quality
- 2" x 6" transverse floor joists – 16" on center
- 2" x 4" exterior wall studding – 16" on center
- White vinyl framed, dual glazed windows with low-e coating for energy savings – windows are Energy Star® rated & approved
- PEX water lines
- Water shut-off valves at all sinks & toilets
- 5/8" fire rated drywall ceilings
- ½" drywall on all interior walls
- ¾" OSB floor decking
- 96" sidewall height with flat ceilings – per plan
- 100 amp electrical service
- 30-gallon gas water heater
- High efficiency gas furnace
- Digital thermostat
- Steel outriggers on all exterior walls for support

EXTERIOR FEATURES

- Semi-gloss exterior paint featuring high-quality PPG paint
- Class "A" fire-rated architectural shingles with Manufacturers 30-Year Limited Warranty
- High wind nailing pattern on all shingles (6 nails per shingles vs. 4 staples from other manufacturers)
- (2) exterior GFI protected patio outlets (locations vary per plan)
- 16" front overhang
- Sidewall eaves per plan (construction modifications can affect standard eave design)
- Craftsman-style shutters (per plan)
- Six-panel 36" fiberglass insulated entry door with deadbolt security lock
- Six-panel 32" fiberglass insulated rear entry door with deadbolt security lock
- All exterior doors with deadbolts feature a metal plate on door jam for added security
- Name brand fiber-cement exterior siding materials with Manufacturers 25-Year Limited Warranty
- 8" hardboard fascia & 4" hardboard corner & window trim

SILVERCREST "SMART CHOICE" OPTIONS FOR YOUR "SMART DESIGN" HOMES

- 2'x6' exterior wall studding with R-19 insulation for additional energy savings
- Energy-saving tankless gas water heater by Noritz®
- Reflective roof sheathing for a cooler roof attic area – saving you money on heating & cooling costs
- Tubular skylights that light home interiors without lighting during daylight hours saving energy
- Prep raceways for wall mount flat screen television
- WUI compliant structural package for homes located in California
- Whirlpool® Kitchen Appliance Package
- Fire sprinkler system
- Additional LED can lights
- Optional dimmer switches on LED can lights

And much, much more!

All Transitions series are built to Energy Star Certification Specifications:

- All vinyl windows & doors sealed on interior and exterior
- High efficiency 95% UE gas furnace
- Up to R-33 insulation value in ceilings & R-22 in floors
- Set-back programmable thermostat
- Marriage line perimeter gasket seal
- Caulking seal at plumbing & electrical penetrations- walls & floors
- Bottom board penetrations sealed
- Certification and checklist included Energy Star label on the interior of the home

TRANSITIONS SERIES

Optional Features

EXTERIOR / CONSTRUCTION

- Five Optional Bathroom Layouts
- Four Optional Kitchen Layouts
- Five Optional Exteriors
- Den in place of 3rd Bedroom
- Optional Front Entry with Hipped Roof
- 57 Ft. “A” Section
- Matte Black Finishings Throughout
- Perimeter Foundation Ready
- Surface Mounted Electrical Panel
- 9’ Flat Ceilings
- Transom Windows
- 4 Exterior Corbels
- Box Out Window with Eyebrow Above at Dining Room Endwall
- Cement Lap with Structural Board and Board & Batten Accents
- Black 3-Lite Craftsman Front Entry Door
- Black K-10 Rear Entry Door
- 40 Gallon Gas Water Heater

KITCHEN

- “Ledge” Cabinets with Upgraded Laguna Cabinet Doors
- 42” Overhead Cabinets
- Black Contempo Farmhouse Style Island with Pot & Pan Drawers
- Cabinet Hardware – Matte Black Euro Bars Throughout
- Upgraded Stainless Steel Appliances
- Plumbing for Installed Icemaker
- Full Height Subway Tile Backsplash
- ½ HP Garbage Disposal
- Stainless Steel Single Cell Undermount Sink with Black Pulldown Faucet
- Driftwood Pendant Lights over Island
- Black Base Cabinets with White Overhead Cabinets

FLOOR COVERINGS

- Carpet at Primary & Second Bedrooms
- ½” Hi Density Carpet Pad
- Laminate Flooring Throughout

BATHROOM

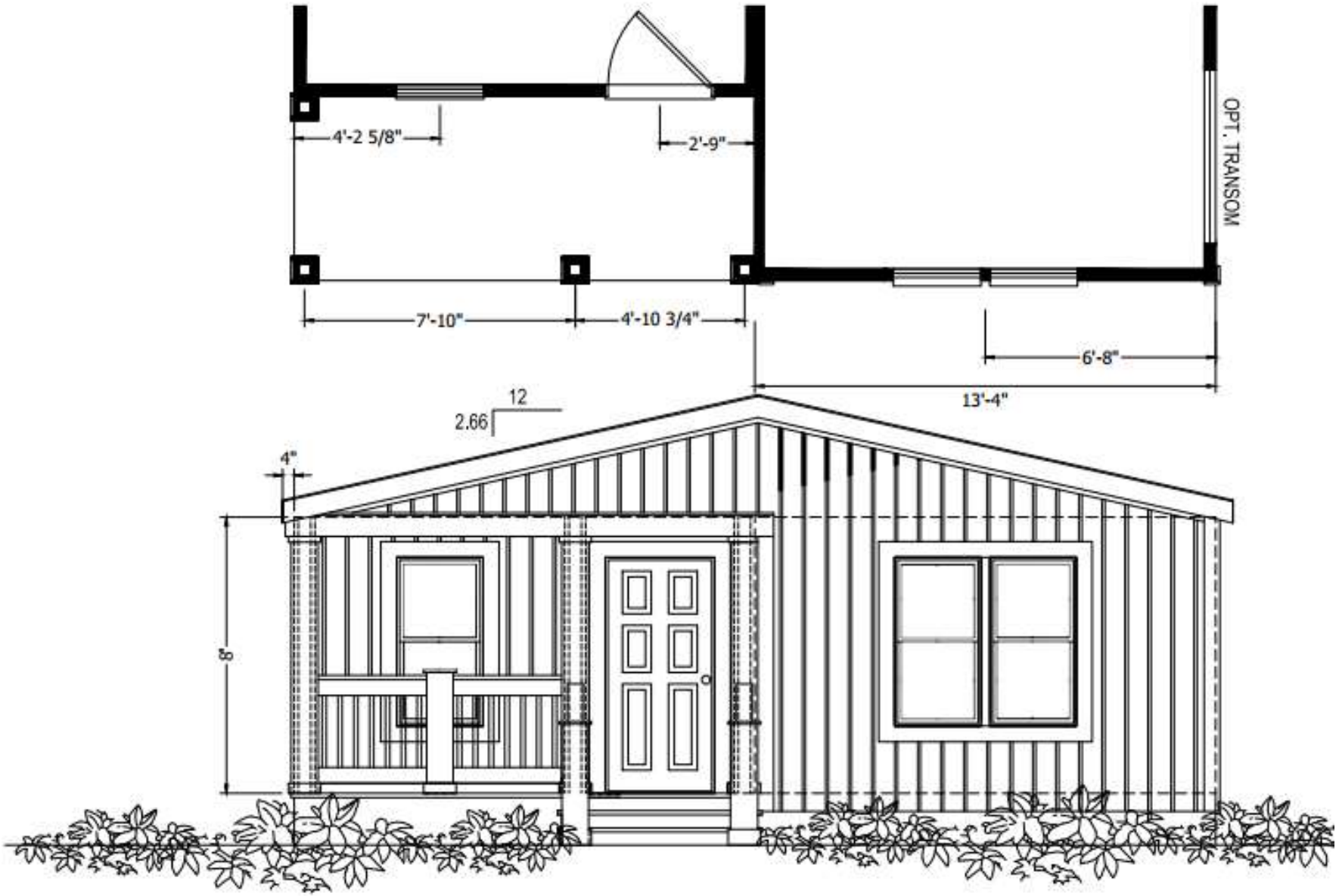
- Rainforest Shower Package: Includes Fiberglass Pan, Rainforest Shower Head, Bench Seat, Tile Walls with Accent Stripe, Soap Shelves, Can Light, and Stacked Windows
- Bank of Drawers
- “Ledge” Top Linen Cabinet with Laguna Cabinet Doors
- Double Lavy Option
- Driftwood Bath Lights

ADDITIONAL FEATURES

- Sprinkler System
- WUI Windows / Metal Roof Vents
- Additional Windows *(See Plan)*
- Additional base & overhead cabinets at Utility Room
- Upgraded Quartz & Corian Countertops
- Additional 4” LED Can Lights
- Ceiling Fans
- Louvered Interior Door at Utility Room & Pantry
- AC Ready Package

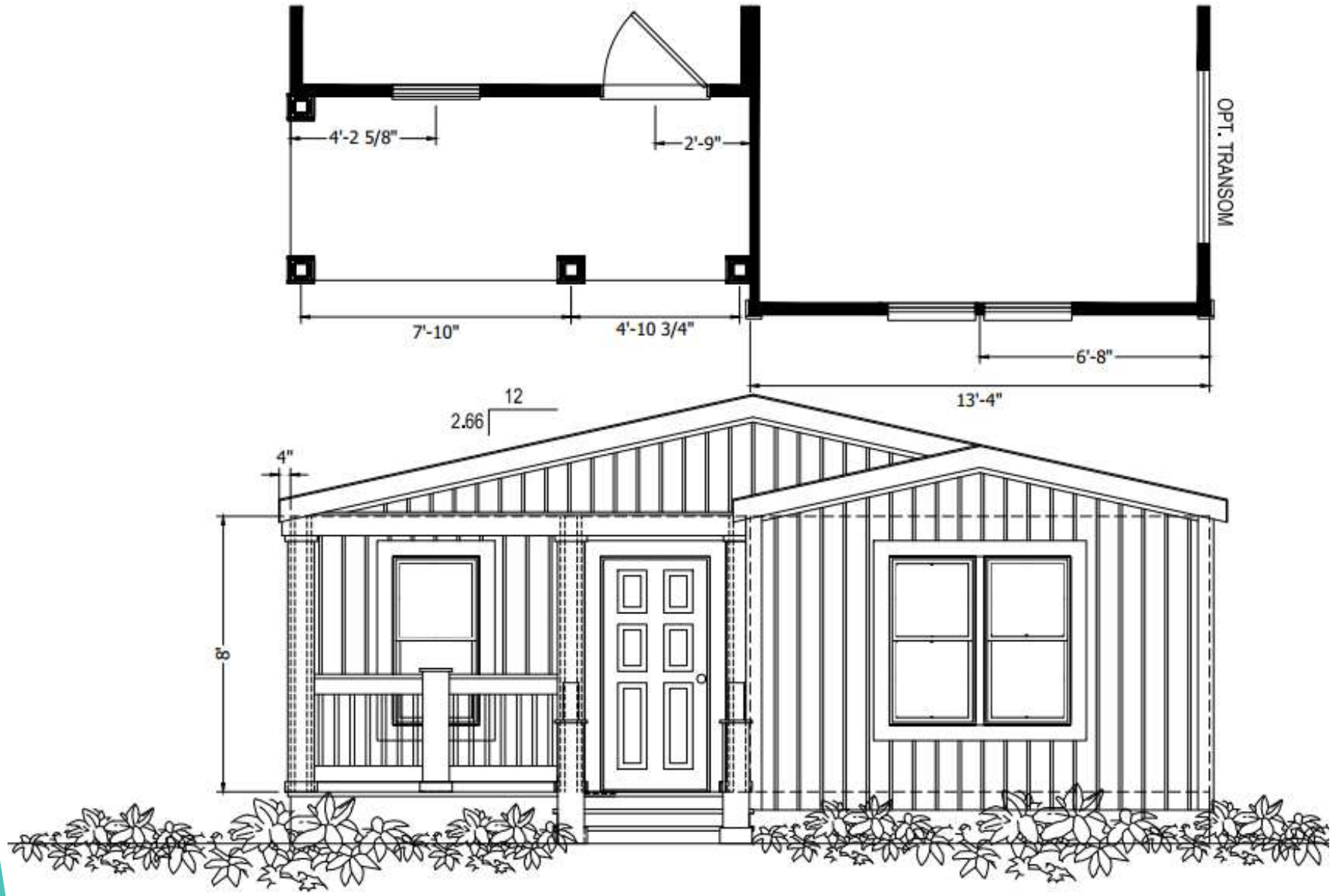
TRANSITIONS SERIES

Pre-Planned Custom Exteriors



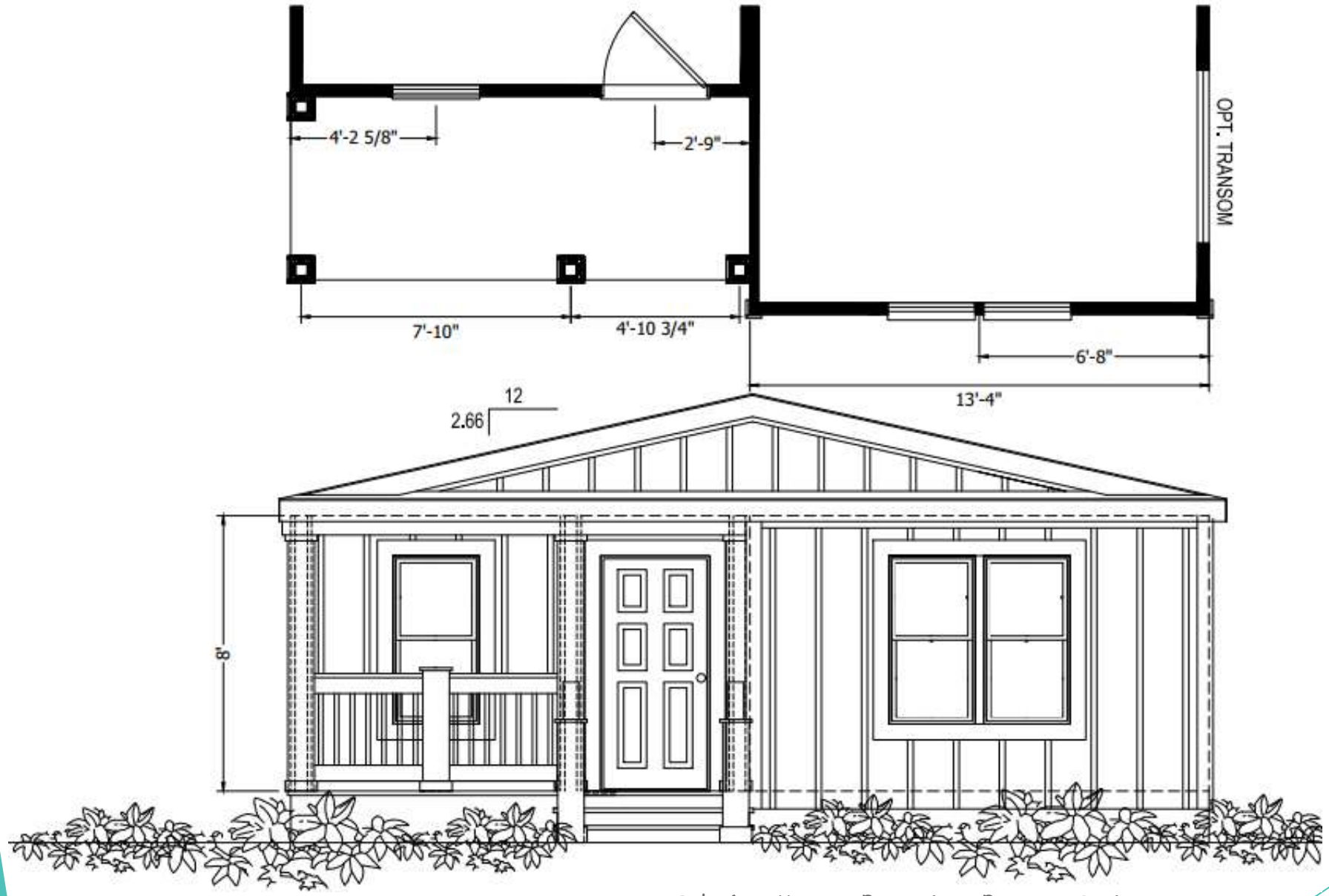
Elevation A:

No Offset – Vertical Siding
8' Ceilings



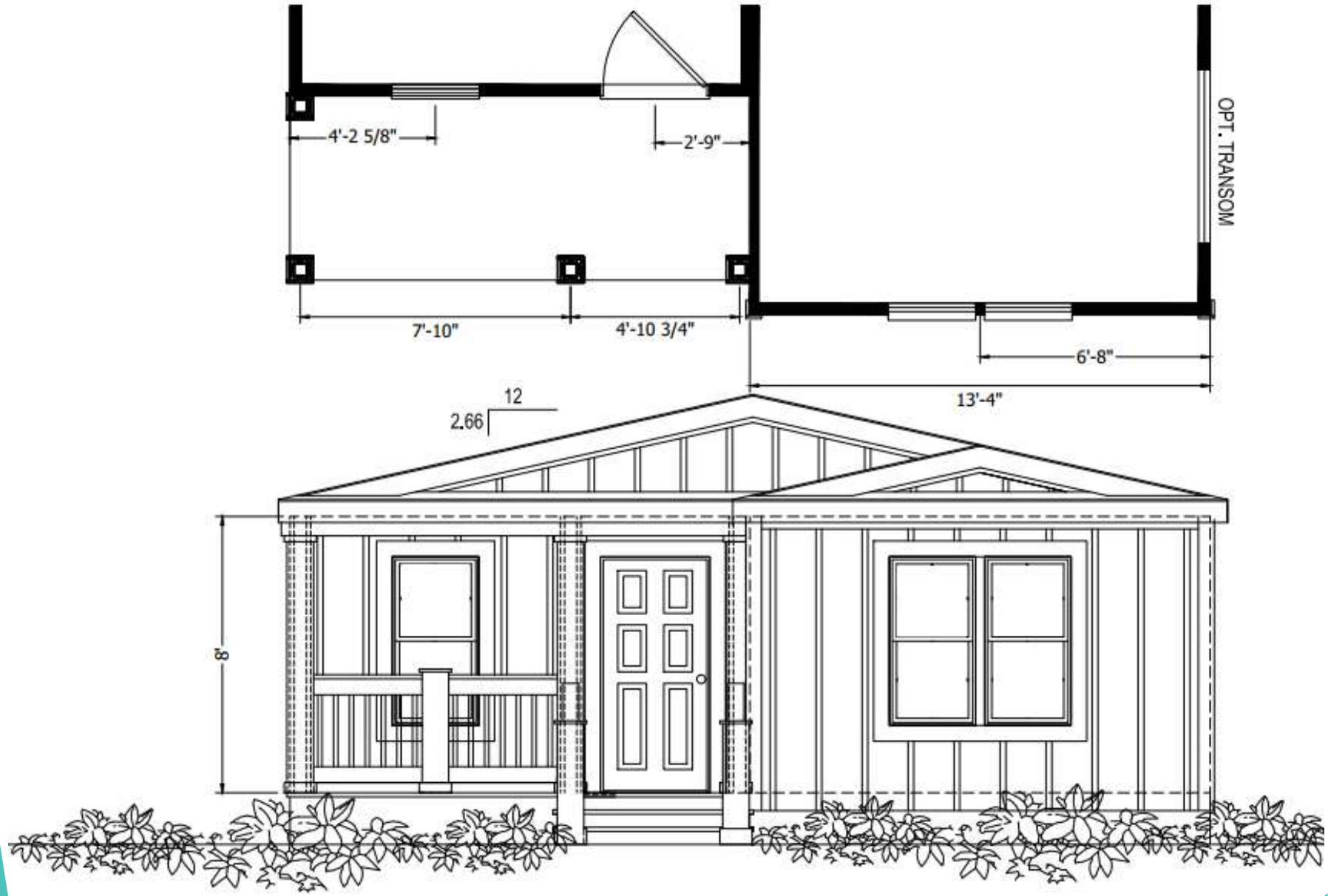
Elevation B:

With Offset – Vertical Siding
8' Ceilings



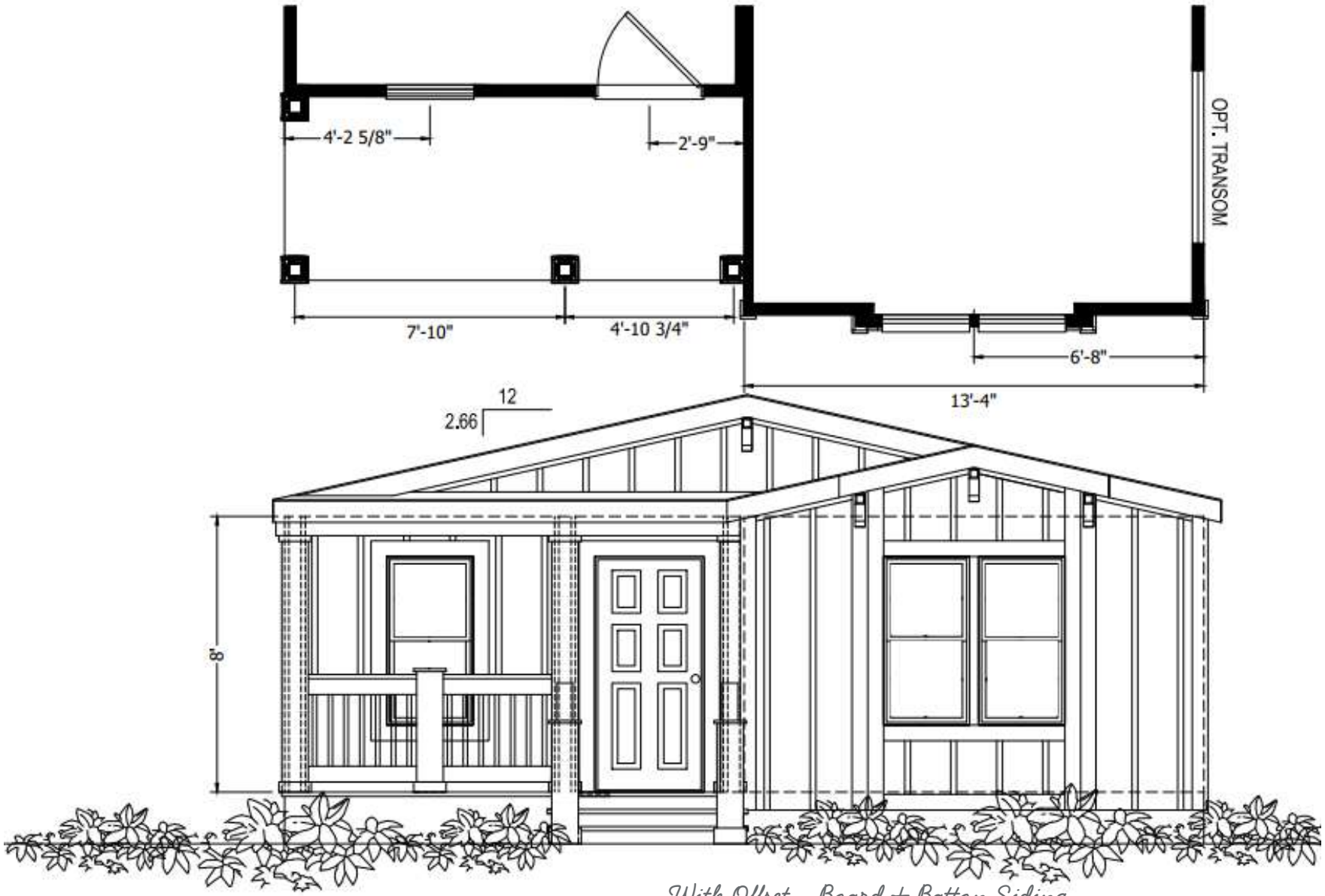
Elevation C:

With Offset – Board + Batton Siding
Eave Return
8' Ceilings



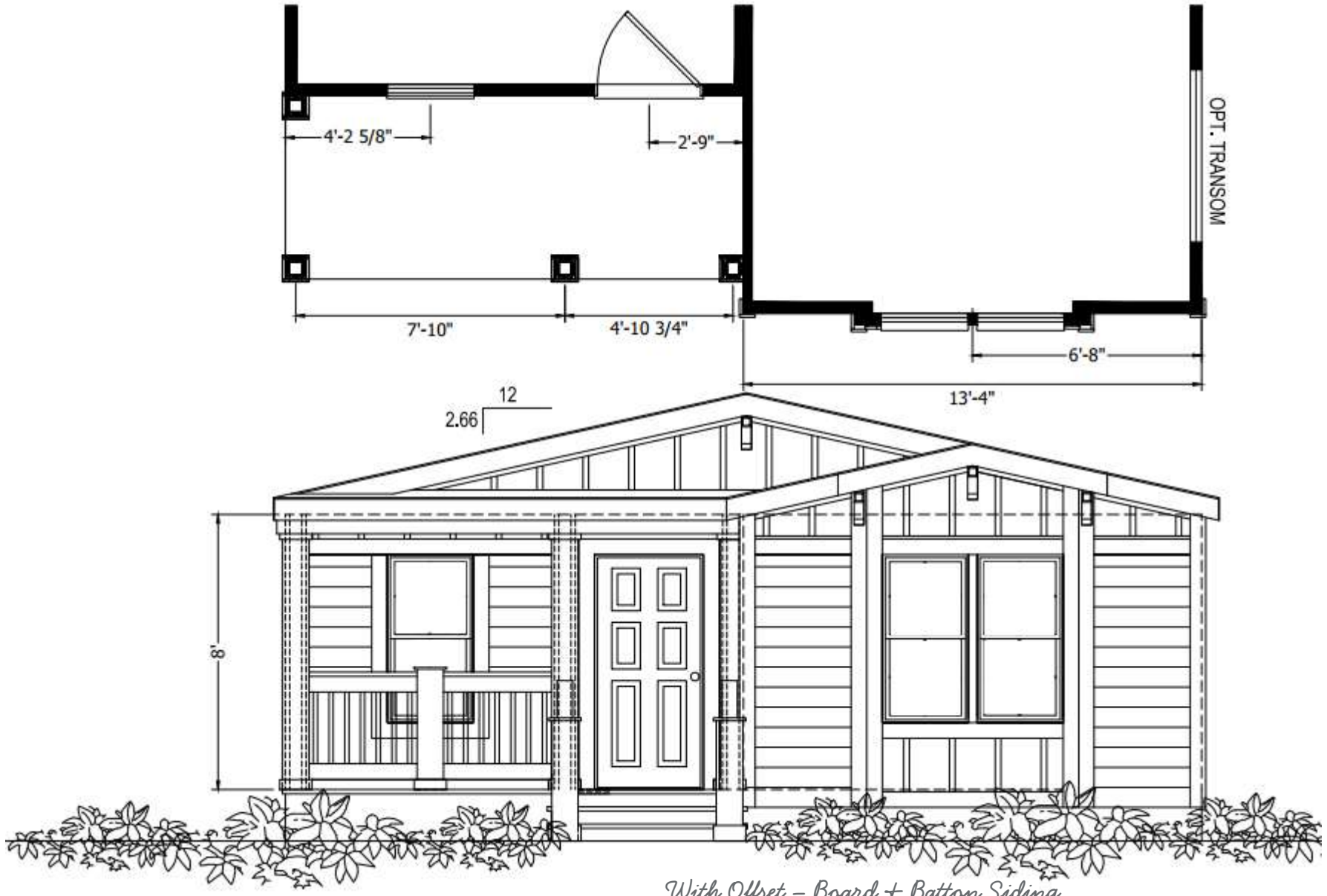
Elevation D:

With Offset – Board + Batton Siding
Eave Return
8' Ceilings



Elevation E:

With Offset – Board + Batton Siding
Eave Return
Box Out
8' Ceilings
Double Trim at Box Out Window



Elevation F:

With Offset – Board + Batton Siding
Eave Return
Box Out
8' Ceilings
Double Trim at Box Out Window