

LPA OPTIONS LIST

Let LPA help you customize the architectural design of your home with your personal desires. Although we have added many of your most popular upgrade options of the past to the standard features of the new models for Hidden Lakes, we still have many available options and upgrades for you to choose from. Below is a list of our suggested architectural design options and/or upgrades.

Structural Options

- Add or reduce living area
- Add or reduce covered area
- Add or reduce enclosed area
- Add or reduce air conditioned area
- Add overhead storage areas and/or bonus room
- Add or omit second story
- Add exterior balconies
- Add/change/reconfigure column(s)
- Add several types of bay window(s)
- Add dormer window(s)
- Change exterior walls to block construction
- Change exterior walls to solid poured concrete walls
- Reversed floor plan

Exterior Options

Finishes

- Add decorative stone work
- Add brick
- Change to vinyl siding
- Add stucco bands/quoins/various decorative designs
- Add chair rail
- Add dentil moulding
- Add cornice moulding
- Add crown moulding
- Add cross head at top of window
- Add eave brackets
- Add pilaster
- Add entrance pediments
- Add window panels
- Add arches
- Add ovals and round window trim
- Add railings

- Add wrought iron gate
- Add corbels
- Add pediments
- Add frieze board of various materials
- Add decorative vents
- Add shutters of various styles
- Exterior tile on porches
- Vinyl ceiling/soffit/fascia in various sizes and colors
- Glomaster address light

Roofing

- Asphalt shingles in various profiles
- Barrel tile
- Metal

Doors

- Steel
- Various inserts with decorative designs
- Add sidelight(s) & transoms
- 8' Tall
- Door hardware in variety of styles and finishes
- Fiber classic doors with stain kits
- Inserts with internal blinds

Sliding Glass Doors

- Insulated/tinted/low E
- Pocket style
- Corner style
- 8' Tall
- Size width/height options

Windows

- Impact resistant glass
- Storm shutters
- Single pane
- Low E
- Tint
- Storm shutters
- Upgrade to Pella or Anderson
- Sun tubes
- Skylights
- Roof windows
- Mullions in various styles

Overhead Doors

- Insulated
- Colors
- Row of windows in various styles
- Neoprene rollers
- High lift side mount opener
- Golf cart garage door opener
- Size width/height options
- Key pads
- Additional remotes

Driveways/Sidewalks/Concrete Floors

- Brick pavers in various styles & patterns
- Concrete driveway and sidewalks
- Painted or stained concrete driveways, sidewalks or floors
- Stamped concrete

Landscape

- Various types of trees and shrubs
- Rock gardens
- Concrete curbing
- Modified sprinkler system
- Edging & stepping stones
- Landscape lighting
- Fountain

Interior Design Options

Doors & Trim

- Various door styles
- Solid core masonite doors
- Solid wood doors
- Door hardware in various styles & finishes
- Crown moulding in various styles
- Chair rail in various styles
- Dentil moulding in various styles
- Wainscoating
- Baseboards in various styles
- Fluted trim & rosettes
- Ceiling medallions
- Panel & picture mouldings
- Wood window sill, casing & apron
- Niches

- Dome ceilings
- Wall accents & corbels
- Wood columns
- Wood shelving
- Wood bookcases
- Fluted trim & rosettes around doors
- Custom stair systems
- Shoe moulding

Tray Ceilings

- Single or multi level
- Moulding tray
- Octagon tray built down

Fireplace Systems

- Gas
- Electric
- Wood burning
- Stone
- Brick
- Wood mantel

Cabinets & Vanities

- Diamond, Decora & Timberlake cabinets
- False panels or glass inserts
- TV cabinet
- Appliance garage
- Slide out shelves
- 42" upper cabinets
- Staggered upper cabinets
- Crown moulding
- Dentil moulding
- Rope moulding
- Full depth refrigerator upper with side panels
- Tilt out tray
- Tray cabinet
- Roll out base
- Lazy susan
- Trash pull outs
- Drawer bank
- Spice pull out
- Raise vanities to 36" AFF
- Linen cabinet

- Corner cabinet
- Makeup area

Countertops

- Granite
- Corian
- Jetta Stone
- Avanza
- Zodiac
- Square edge formica

Cultured Marble Panels & Sills

- Cultured marble panels for shower walls & floor
- Cultured marble window sills in different colors & styles
- Cultured marble splash around tub

Painting

- Multi color paint schemes
- Faux painting
- Washable flat paint
- Eggshell paint
- Semi gloss paint

Ceramic Wall Tile

- Many colors & styles to choose from

Glass Block

- Various style, sizes & colors to choose from

Flooring

- Many Hardwood floor colors & styles to choose from
- Many carpet colors & styles to choose from
- Many laminate floor colors & styles to choose from
- Many ceramic tile colors & styles to choose from

Mirrors

- Increase height of mirror
- Add bevel edge
- Add 2" bevel trim
- Add fluted trim with rosettes

Shower Enclosures

- Glass clear or obscure, trim nickel, white, chrome or gold
- Frameless/semi frameless enclosure
- Pivot door
- Pivot door with glass panel
- Bypass doors

Bath Accessories

- Small or large recessed shampoo shelf
- Shower seat
- Corner shelves
- Grab bars in variety of finishes
- Additional towel bars/rings
- Recessed toilet paper holder

Closet Shelving

- Custom closet system
- Shelving with rod
- Wood shelving
- Wood shelving with rod

Appliances

- Full line of GE appliances
- Add cooktop
- Add warming drawer
- Change to wall oven
- Upgrade microwave to Advantium

Mechanical Options

Electrical

- Upgrade to 300 amp
- Add interior outlets
- Add exterior outlets
- Add landscape outlets
- Add post light
- Add outlet in tray ceiling for lighting
- Add vanity light
- Add 20 amp dedicated for golf cart
- Choice of Progressive Lighting upgrades
- Add recessed lights
- Add prewire for pool
- Add flood lights

- Add sconce lights
- Add stair foot lights
- Add rope lighting
- Add under cabinet lighting
- Add above cabinet lighting
- Add toe kick lighting
- Add in cabinet lighting
- Add niche lighting
- Add floor outlet
- Upgrade switches to Aspire design system
- Add dimmer switches
- Add 3-way switches
- Add Fan or Fan/light

HVAC

- 10 Seer
- 13-19 Seer efficiency upgrades
- Programmable thermostat
- Mechanical filters
- Electronic filters
- Exhaust fans
- Central exhaust fans

Plumbing

- Wet bar
- Laundry tub
- Extra sinks
- Stainless steel kitchen sink
- Corian/Jetta Stone kitchen sink
- 2nd shower head
- Recirculating pump
- Instant hot at kitchen sink
- Upgrade water heater or tankless water heater

Structured Wiring

- Intercom system
- Whole house audio system
- Add phone/Tv/Data connection
- Add satellite
- Smart home wiring options
- Network connections
- Floor phone outlet
- Central Vacuum system

