

The Exterior

- Sectional roll-up garage doors with LIFTMASTER automatic opener for 2 car bay
- Convenient gas stub and outlets in back yard for outdoor living
- 2" X 6" Exterior Framing
- Front Yard "Xeriscape" Landscape allowance
- Durable 3-Coat Stucco process
- Expansive Covered Patio
- Concrete Tile Roof with Elevated Batten System

Energy Efficiency

- 5 Star PLUS Energy Star Rating
- 5-1/2" of spray foam insulation surrounding all livable space and crawl space bringing HVAC ducting into passive conditioned space
- Synthetic Stucco Wrap and Roof Liner
- 16 SEER ground mounted HVAC system
- Energy Star Dishwasher
- Dual Pane, Argon filled, LOW-E "EC+" windows
- Elastomeric Exterior Paint
- Insulated Double Front Door Entry
- 50 Gallon Water Heater, Tankless System Optional
- Bottom Plate of Walls Sealed to Slab, prevents air infiltration
- Touch Screen, Programmable Thermostat

Totally Wired

- Pre-wired for 4 separate telephone lines in family room, kitchen and all bedrooms
- Pre-wired for both Cable and Satellite TV in family room and all bedrooms
- Pre-wired for ceiling fans in family room and all bedrooms
- RG6-Cat5E "home-run" wiring to central location
- Satellite Dish pre-wire on exterior under fully stuccoed eaves (no exposed wood)
- Dual - CO2 / Smoke detectors
- Floor plug in great room per plan

The Interior

- Formal Entry Foyer
- 8' wardrobe doors
- Custom built/stained Alder Cabinetry
- Cultured marble vanities and seated showers in all bathrooms
- Ceramic tile in Entry, Kitchen, Nook, Utility and Bathrooms
- 9ft Hand Troweled Textured Ceilings in Great Room
- Pre-plumbed for soft water system
- Choice of raised panel interior doors
- Cultured Marble Window Sills
- 5" Decorative Baseboards
- Decora rocker light switches
- Pre-plumbed for future gas Fireplace
- Queen-size secondary bedrooms with abundant closet space
- 5ft Media niche in Great Room

The Gourmet Kitchen

- Hand finished, Custom Stained, Alder Cabinetry with dovetail drawer boxes, built in trash and soft-close hinges and under mount slides
- Choose one of 4 standard KOHLER Cast Iron Sinks with garbage disposal
- MOEN *Aberdeen* or *Brantford* pull-down sprayer faucet
- Whirlpool Dishwasher, 5 Burner Gas Range & Micro/Hood in Black, White or Stainless Steel
- Elegant fine quartz countertops (10 year warranty)
- Large kitchen island with electrical outlets and storage space (per plan)
- Built-in breakfast bar countertop
- Laundry Room with:
 - Oversized Utility Sink with Cabinet surround
 - Plumbed for Gas Dryer
 - Convenient, Extra Deep Upper cabinets over Washer and Dryer

The Master Suite

- Separate Garden Tub with Cultured Marble Surrounds
- MOEN high-arc bathroom fixtures
- Integral Cultured Marble Sinks
- Private Water Closet
- Sliding Glass or French Door to Covered Patio
- Generous walk-in closets

10 year Structural Warranty