

# 121 ARNOLD

## HIGHLIGHTS OF THE HOME

High End Appliances throughout Home includes:

- ✤ 36" Fisher and Paykel Range Top
- Bosch Single Oven
- ✤ Whirlpool Wine Cooler
- Microwave
- Bosch Dishwasher

Designer-Inspired Exterior Includes Painted Brick with Window Shutters

3-Car Garage

Smart Home Automation System Prewire

8" Baseboard throughout Home with All Plugs in the Baseboard in Main Living area

Fully covered Patio Includes Pre-Plumb for Gas and Faces the Common Area Fountain with No Obstruction

Red Oak Wood Floors at Stairs, Dining Room, Family Room, Kitchen, Third Floor Landing and Master Bedroom.

First Floor Guest Casita Includes Full Bath and Walk-In Closet

### MISCELLANEOUS

Optional Finished Garage Floor

Optional Window Covering Package

### STRUCTURAL

Engineered Post Tension Foundation with 10 Year Warranty Engineered Framing with 10 Year Warranty Full House Wrap in Red Structural Thermoply for Structural Support Windstorm Metal Clips and Straps throughout 10' Ceilings on 1<sup>st</sup> Floor Per Plan 10' and 12' Ceilings on 2<sup>nd</sup> Per Plan 10' and 11' Ceilings on 3<sup>rd</sup> Floor Per Plan Vinyl Low E Windows Per Plan Fiberglass or Wood Exterior Doors Techshield Roofing for Better Energy Efficiency Brick Exterior with Siding in Select Areas per plan

#### MECHANICALS

Separate Tub and Shower in Master Bath

Jacuzzi Jets in Master Tub

16 SEER AC System, R-8 Flex Ducts, Gas Furnace

Programmable Digital Thermostat

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LED 'Recess' Cans throughout Living areas and Hallways Downstairs Per Plan

Exterior Coach Lights

Ceiling Fans Throughout Home Include Wall Controls

Cable/Phone and Cat-5 pre-wired throughout home

Speaker Pre-Wire in Kitchen, Family Room and Master Bedroom/Bathroom

Full Alarm System Includes Keypad, Motion Detector and Contact Points at Accessible Doors and Windows

Direct Vent 42" Fireplace with Hearth

Electrical and Plumbing Fixtures: Specific Allowance TBD depending on construction stage

### INSULATION

R-19 Fiberglass Insulation on Exterior Walls

R-30 Blown Insulation in Ceiling Areas

Poly-Seal all Base Plates, Exterior Stud Penetrations, Corners, and Top Plate Voids

Baffling Installed to allow Proper Ventilation from Soffits

Tech Shield Roofing System with 30 Year Architectural Shingles and Ridge Ventilation

## FINISH OUT

Quintessa Custom Trim Package: Includes the following:

- Crown Moulding at Entry, 2<sup>nd</sup> Floor and 3<sup>rd</sup> Floor Per Plan
- 8" Baseboard throughout Home
- Metal Newel Post with Solid Wood Handrail
- Custom Designed Closets

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Cabinets Custom Built Onsite by Carpenter in All Areas

Porcelain and/or Ceramic Tile for Powder, Utility and Bathrooms

Natural Stone and/or Quartz Countertops throughout Kitchen, Bathrooms, Powder and Utility Per Plan

Carpet Included in Storage Hall Closets, Secondary Bedrooms/Closets and Master Closet (s)

Interior Paint: 2 Color Schemes – Choices Available Only If Home Hasn't Been Painted. Buyer To Choose From Builder's Pre-Selected Choices

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#### Garage Door(s) with Automatic Opener

#### Full Gutters - Front, Sides and Back

The Structure of your home (Foundation and Frame) is covered under a 10-year warranty. Workmanship and materials excluding cosmetic items are warranted for 1 year. Mechanical systems, not including labor are warranted for 2 years. This warranty is given by Quintessa Homes and guaranteed by Centricity Warranty Group.

## PLEASE NOTE: ILLUSTRATIONS ARE ARTIST'S DEPICTIONS ONLY AND MAY DIFFER FROM COMPLETED IMPROVEMENTS.

## QUINTESSA HOMES INCLUDED ITEMS

Subject to change per plan and availability.

Range Top in Kitchen



Bosch Single Oven in Kitchen



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Buyer's Initials \_\_\_\_

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# QUINTESSA HOMES INCLUDED ITEM(S) CONTINUED Subject to change per plan and availability.

#### Wine Cooler



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# QUINTESSA HOMES OPTIONAL ITEM(S)

Subject to change per plan and availability.

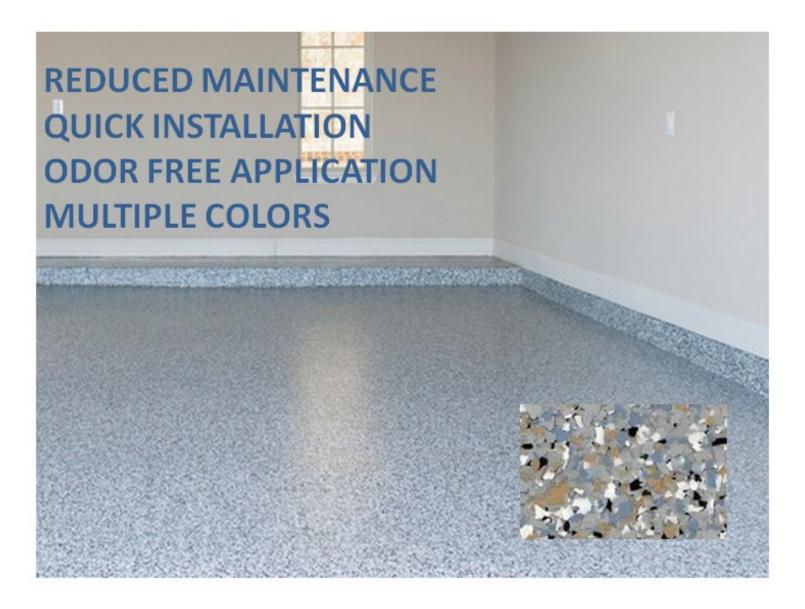
Smart Home Alarm and Automation System





QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED Subject to change per plan and availability.

# Finished Garage Floors and Baseboards



## QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED

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# Window Coverings

Ask us how we can customize your window covering package with faux wood blinds or plantation shutters.

