



119 ARNOLD

HIGHLIGHTS OF THE HOME

High End Appliances throughout Home includes:

- ❖ 36" Superiore Technogas Range
- ❖ 36" SAMSUNG REFRIGERATOR
- ❖ Zephyr Vent Hood
- ❖ Whirlpool Wine Cooler
- ❖ Microwave
- ❖ Bosch Dishwasher

Exterior Painted Brick with Window Shutters

Smart Home Automation System Prewire

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

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

Mudroom Conveniently Adjacent to Garage Entry

Master Bathroom Complete with Double Vanities, Separate Tub and Shower

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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 1st Floor Per Plan

10' and 12' Ceilings on 2nd Per Plan

10' and 11' Ceilings on 3rd 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

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

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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

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, 2nd Floor and 3rd Floor Per Plan
- 8" Baseboard throughout Home
- Metal Newel Post with Solid Wood Handrail
- Custom Designed Closets

Cabinets Custom Built Onsite by Carpenter in All Areas

Porcelain and/or Ceramic Tile for First Floor, 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

Garage Door(s) with Automatic Opener

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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.

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QUINTESSA HOMES INCLUDED ITEMS

Subject to change per plan and availability.

Range in Kitchen



Wine Cooler

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QUINTESSA HOMES OPTIONAL ITEM(S)
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Smart Home Alarm and Automation System



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QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED
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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.



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