9725 WARWANA

HIGHLIGHTS OF THE HOME

High End Appliances throughout Kitchen includes:

- 48" Wolf Range
- 42" Sub Zero Refrigerator
- Kitchen Aid Warming Drawer
- Bosch Built-In Coffee Maker
- Bosch Dishwasher
- Microwave

Smart Home Automation System Prewire

8" Baseboard throughout First Floor with All Plugs in the Baseboard

Master Bathroom Includes Double Vanities, Separate Shower and Tub

Extended Covered Back Patio with Optional Outdoor Kitchen to Include Grill, Sink and Countertop

Pot Filler Faucet Included in Kitchen

Built-In Home Safe for Added Security Per Plan

Wood Floors at Study, Dining Room, Master Bedroom, Stair Treads and Second Floor Landing

Designer Inspired Exterior Includes Full Painted Brick, Metal Roof and Shutter Accents

Oversized, Air-Conditioned Seasonal Closet with Secret Door

Mudroom Conveniently Located at Garage Entry

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MISCELLANOUS

Optional Media Room and Distributed Audio Package – Varies

Optional Finished Garage Floor

Optional Window Covering Package

Optional Landscape Lighting

STRUCTURAL

Engineered Post Tension Foundation with 10 Year Warranty

Engineered Framing with 10 Year Warranty

Full House Wrap in Plywood/OSB for structural support

Windstorm Metal Clips and Straps throughout

10’ and 20’ Ceilings on 1st Floor Per Plan

8’ or 9’ Ceilings on 2nd Floor Per Plan

Vinyl Low E Windows Per Plan

Fiberglass or Wood Exterior Doors

Techshield Roofing for Better Energy Efficiency

Painted Brick Exterior with Siding in Select Areas per plan

MECHANICALS

Separate Freestanding Tub and Shower in Master Bath

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

Programmable Digital Thermostat

LED “Recess” Cans throughout Living areas and Hallways Down Stairs Per Plan

Exterior Lighting Package includes Coach Lights

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Ceiling Fans Throughout Home Include Wall Controls and Light Kits Per Plan

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

Speaker Pre-Wire in Dining room, Master, Kitchen and Back Porch

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

Direct Vent 42" Fireplace with Hearth in Family Room

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:

- Double Crown Moulding in all rooms except secondary bedrooms (when ceiling detail allows) Per Plan
- 8" Baseboard throughout First Floor and 8" Baseboards throughout Second Floor
- Wainscoting where needed: Dining Room, Study Per Plan
- Metal Newel Post
- Custom Designed Closets with combination of Open Shelving, Shoe Racks, Built-in Drawers, Pull Down Closet Rods, Cabinets, etc.

Cabinets Custom Built onsite by Carpenter in All Areas

Wood and/or Tile Floors Downstairs Per Plan

Porcelain and/or Ceramic Tile for All Secondary Bathroom Floors and Shower Walls

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

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

Interior Paint: 3 Color Schemes With Accenting If Needed- Available Only If Home Hasn't Been Painted. Buyer To Choose From Builder's Pre-Selected Choices

Garage Door (s) With Automatic Opener (s)

Full Sprinkler System and Sod Included in Front Yard Only. Side and Back Yards include Pool-Ready Grading Preparation for Future Pool by Homeowner Post-Closing

Full Gutters - Front, Sides and Back

French Drains with Gutters Tied into the Drains for Efficient Back and Side Yard Drainage (where applicable).

Designer Inspired Landscape in the Front of the Home

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 Bonded Builders Warranty Group.

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QUINTESSA HOMES INCLUDED ITEMS

Subject to change per plan and availability.

Range in Kitchen

Home Safe

Location and size will vary per plan.

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QUINTESSA HOMES INCLUDED ITEM(S) CONTINUED

Subject to change per plan and availability.

Pot Filler in Kitchen

Sub Zero Refrigerator in Kitchen

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QUINTESSA HOMES OPTIONAL ITEM(S)

Subject to change per plan and availability.

Outdoor Kitchen

(picture of previously completed home, please inquire with builder for specifications per plan)

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QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED

Subject to change per plan and availability.

Smart Home Alarm and Automation System

(Please inquire with Builder for more information on how to customize your home)

Control4®
Better. Together.™

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

Finished Garage Floors and Baseboards

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QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED

Subject to change per plan and availability.

Window Coverings

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

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QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED

Subject to change per plan and availability.

Home Theater Package

Ask about the Dolby Atmos Package!

High Definition 1080p projector

Up to 100” Screen

Premium Flush in-wall or in-ceiling Speakers (3 pair)

Mountable Center Speaker

12” Subwoofer

Dolby Digital 7.1 Receiver

High Definition Blu-ray DVD Player

Universal remote

Infrared repeater system

Ipod Dock

Basic Media Stand

Surge Protection

All necessary prewires and interconnects

Projector mount

Professional installation

See Builder for package details and pricing.

Complete media room comes with everything you need to bring the movie theater experience home!

Ask about the Dolby Atmos Package!

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QUINTESSA HOMES OPTIONAL ITEM(S) CONTINUED

Subject to change per plan and availability.

Home Audio Package

Typical Distributed Audio Package for 4 Rooms:

Gives you stereo sound in any 4 rooms (or patio). Volume can be adjusted independently in each room.

All rooms can select between 4 sources at any time; For example, you can listen to the radio in your bedroom while someone else listens to a CD on the patio!

Premium in-ceiling speakers (4 pair)

Receiver/amplifier with AM/FM Tuner

5 disc CD player

Ipod Dock

Whole house prewire and interconnects

Professional Installation

Enjoy your favorite music, radio station, or TV show throughout the home

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