



## Lago Mar Gated Section 2

*Silver Series Homes*

### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Custom Siena elevations with stone/stucco on front elevation and brick sides to 9' per plan
- Two story homes to include rear brick to 9' per plan
- Stone or stucco on walls at front entry per plan
- 30-year dimensional weather wood shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handleset
- Steel garage door - windstorm enhanced
- Pre-wire at garage door for future automatic door opener
- 10X10 broom finished concrete rear patio
- 16 foot driveway with 3 foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan

### ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Decorative california rails on rake walls and overlooks per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one color interior with PPG paint
- Wood shelving and hanging rods in closets per plan
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures
- \*\*Fireplace option available (direct vent only)

### CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42 inch uppers and choice of colors
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite kitchen countertops with ceramic tile backsplash
- Stainless steel undermount 50/50 sink with garbage disposal
- Chrome single-lever Delta faucet with vegetable spray
- \*\*Optional island for most plans

### LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath has separate tub and shower with 6X6 white tile shower and tub surround over hardibacker and garden window
- Secondary bath tub/shower has 6X6 white tile over hardibacker
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan

### DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Wide selection of carpet over 3/8 inch pad
- Professional decorator assistance through Design Gallery
- with two 2-hour appointments

### ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired water heater
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Weatherstripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Radiant barrier roof decking
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections (\*\*gas connections are an available option)

### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- CPVC water distribution system with main water shut-off access
- Copper wiring with protective housing on exterior GFCI outlets
- Pre-wire and trim out for security system
- Cat5 phone jacks in two bedrooms, kitchen, family, study or gameroom; RG6 cable TV pre-wire in one bedroom, family, master bedroom, gameroom per plan
- Hi-tech wiring system supports digital cable, video distribution, satellite and high speed internet service. See separate specification sheet for more details
- Lighted front entry doorbell

### LANDSCAPING PACKAGE

- One 15-gal. shrub, ten 3-gal. evergreen shrubs (screen pedestal and transformer), and twenty 1-gal. plants
- One 4" caliper tree at front yard and one 2" live oak tree at street
- Fully sodded front and side yards to fence
- Gutters at front of home with 2 foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6 foot privacy fence at rear yard with one gate, street facing pickets to be stained with SW 3034 stain

### CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

10/04/2019

Homebuyer initials \_\_\_\_\_

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