

# Blanco Vista

## Senior Series Homes

### EXTERIOR FEATURES

Beautifully designed elevations  
6-12 roof pitches  
Brick on front and sides to 8 feet (per elevation)  
Brick front entry walls  
Dimensional 30-year weather wood shingles  
Custom address block  
White frame windows with screens on operable windows  
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  
Pre-wire at garage door for future automatic door opener  
10' x 10' broom finished concrete rear patio  
6' privacy fence at rear yard  
3' privacy walk from driveway to entry  
16' driveway

### INTERIOR FEATURES

9' ceiling heights in primary living areas and master suite (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 throughout  
Nickel finish door hardware and light fixtures  
Dragged Monterey texture at ceilings and walls  
Choice of one color interior with Kwal paint  
Decorative wood base throughout home  
Nickel finish ceiling fan with light kit and oak-colored blades in family room  
\*\*Fireplace option available

### KITCHEN FEATURES

High ceilings  
Birch cabinets with 42 inch uppers and choice of colors  
GE slide in gas range, dishwasher and space saving external venting microwave  
\*\*Optional island for most plans  
Recessed can lighting at kitchen and above sink per plan  
Wilsonart laminate kitchen countertops with ceramic tile backsplash  
Stainless steel dual bowl sink with garbage disposal  
Chrome single lever Delta faucet with vegetable spray

### LANDSCAPING PACKAGE

Four 5 gallon shrubs and eight 2 gallon shrubs in front yard  
Two 2" caliper shade trees in front yard  
Two exterior hose bibs (per plan)  
Fully sodded front and side yards to fence  
Gutters at front of home with 2ft return (per plan)

### LUXURIOUS BATHS

Elongated water saver commodes at all baths  
Bath cabinetry will match kitchen selection  
Cultured marble countertops with 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 hardi backer and garden window  
Decorative 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)

### ENERGY EFFICIENCY FEATURES

Energy Star rated with version 3.0  
16.0 SEER Trane HVAC system with environmentally friendly 410A refrigerant  
Gas-fired water heater  
Ridge vent, soffit vent and air hawk attic ventilation (per plan)  
Continuous perforated soffit ventilation (per plan)  
Pre-weather-stripped exterior doors  
Poly seal on all base plate and wood penetrations to exterior  
Energy Efficient 9800 Series LowE366 Vinyl Windows  
Radiant barrier roof decking  
Honeywell programmable thermostat  
80% Compact fluorescent lighting

### ENGINEERING AND SAFETY FEATURES

Professionally engineered and designed post-tension foundations  
Engineered subfloor I beam systems on all two-story homes  
Front and rear coach lights  
Coach light on garage (per plan)  
Alarm pre-wire with contacts at first-floor doors, pre-wire with blank plates for two keypad locations and motion or glass break detector locations at all first floor main rooms  
Smoke detectors in bedrooms and halls with battery back-up  
PEX water distribution system  
Copper interior wiring  
GFCI exterior outlets with protective housing  
Anti-slip lining devices on exterior hose bibs  
Phone jacks in kitchen and master suite (per plan)  
Cable TV pre-wired in family, master and gameroom (per plan)  
Lighted front entry doorbell  
Main water shut-off access  
Electric washer/dryer connections  
Fluorescent lighting at utility room per plan

### FLOORING FEATURES

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

### CUSTOMER SERVICE FEATURES

2-10 Warranty  
Pre-start meeting with our team  
Pre-sheetrock meeting with our team  
Pre-move in orientation meeting with construction manager