

# Saratoga

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## H O M E S

## Benefits built into the Monticello Series at Lago Mar (Water Lots)

### Classic Exteriors

- 8' Mahogany front door with elegant glass canning
- Sherwin Williams® two tone paint exterior on window trim and fascia
- Fully sodded front and rear yard
- Enhanced Landscape Package
- Schlage® satin nickel thumb latch entry
- Covered back patio in backyard per lot fit
- Brick on 4 sides with stone accents per elevation
- 6 ft Cedar privacy fence to middle of home
- Cast stone address plaque
- 2 Coach Lights at garage
- Prairie windows on front elevation
- Garage door opener
- 30 -Year Architectural shingles

### Modern, Functional Kitchens

- 42" - 48" Designer Gourmet Kitchen flat panel poplar cabinetry with adjustable shelving, stain color of choice with crown molding, and glass mullion doors ( 1 wall cabinet)
- Granite countertops with ceramic tile backsplash with 4 inch listels
- High quality, Frigidaire® appliances for Gourmet Kitchen (Stainless Steel, 36" gas cooktop, double ovens, microwave vent hood, dishwasher, and garbage disposal)
- Kohler® 34" Stainless Steel Farmhouse Sink
- Sophisticated Recessed lighting per plan
- Ice maker connection for refrigerator

### Elegant Interiors

- Spacious, open designs with vaulted ceilings per plan
- 9' top plate with vaulted ceilings on single story homes
- 10' first floor with 9' second floors on two story homes
- Wide Format tile flooring in entry, kitchen, family room, dining room, utility room, and all bathrooms floors
- 8' Raised five panel Rockport interior doors
- Westin satin nickel light package
- Structured wiring: Cable wiring (RG6) - family room, all Bedrooms (study, game room, if applicable) Telephone wiring (Cat5e) – family room, all bedrooms (study, game room, if applicable)
- Pre-wired for alarm system
- Rounded sheetrock corners
- Frieze carpets with quality 3/8" inch pad
- Satin nickel door trim hardware
- 2" faux wood mini-blinds in major windows
- Gas fireplace (direct vent) with brick and stone hearth
- Ceiling fans in master bedroom and family room
- Additional bedrooms wired & blocked for ceiling fans
- Oak railing with wrought iron balusters and oak starter step
- B695 6" Base molding with 4-1/2" B395 Casing

### Relaxing Bathrooms

- 1.6cm Silestone™ quartz square edge vanity tops in master bath and hall baths
- 4 inch Backsplash in all bathrooms
- Double bowls in master bath
- Delta® Ashlyn stainless steel plumbing fixtures
- Separate tub and shower in master bath
- Framed satin nickel glass shower in master bath
- Master Shower with River rock Master Shower Floors and Garden tub ceramic tile surround with 4 inch listel insert
- Private water closets in master bathroom
- Ceramic tile surround with tub in secondary baths
- Elongated commodes in master bathroom
- Porcelain pedestal sink in powder room

### Energy Efficiency Features

- Vinyl double paned insulated Low-E windows
- LP® Tech Shield® - Radiant barrier roof decking
- 16 SEER Carrier® air conditioning system with Honeywell® programmable thermostat
- R-13 Batt insulation in exterior walls
- R-22 Batt insulation in sloped ceiling areas
- R-30 Blown insulation in flat ceilings
- R-4 ½ inch continuous Powerfoam® Sheathing
- High efficiency energy saving gas heating system
- 40 gallon gas water heater
- Heat reflecting mylar coated R-6 Flex Ducts, fully sealed and strapped at all connections
- Spot vent attic ventilation per air flow calculations
- Poly-seal around all doors and window and caulked base plates
- Energy saving right-sized HVAC equipment with air flow calculation

### Construction Features

- Third Party quality inspections throughout home construction
- Engineered post tension foundation to lot specific soil analysis
- Fully finished garage walls
- CBC Brick or Triangle Brick exteriors
- On-site Borate spray termite treatment
- TAEXX System, tubes in the walls pesticide system
- Cemplank by James Hardie® masonry siding
- Two Exterior hose faucets
- PEX plumbing system
- Three exterior GFI electric outlets
- Insulated water pipes on outside walls
- "Crack Defense" metal straps installed on all interior doors and rafters/joist

