

# Grand Vista 70's

## GRANDE SERIES

# FEATURE SHEET

### Inspired Exteriors

- Wide selection of Acme Brick or Boral Brick on 4 sides of 1<sup>st</sup> floor (per plan)
- Innovative architectural designs with choice of paint
- Mahogany leaded glass entry door with your choice of decorative glass inserts
- UltraMax lifetime finish antique nickel handle set and deadbolt
- Landscaping package to include professionally installed trees, shrubbery and front yard
- Programmable Sprinkler System
- Fully sodded yard ( front and rear)
- 6' rear yard privacy fence with gate (fence covering master bath window for maximum privacy)
- Covered Rear Patio with 1 exterior white ceiling fan
- Front porch pavers
- Custom cast stone address plaque
- Solid core colonist garage access door with 3 car garage per plan and garage door opener with 2 remotes
- 3 Hose bibs

### Inspired Technology

- Premium Wiring Package-Prewire Includes
  - Standard Security Prewire
  - Accessible doors and windows wired
  - 2 Wired Keypad Locations (Garage/Master)
  - 1 Wired Motion Location in Family Room
  - 1 Wired Interior Siren Location
  - 1 Wired Glass break Detector Location in Master Bath
  - 2 Wired Attic Spares
  - 28" OnQ Enclosure w/ Hinged Cover
  - 5.1 Surround Sound Prewire (Family Room)
  - 2Cat5e/RG6/16-2 Service Runs
  - 1.5" Conduit from enclosure to attic area
  - Quad Drops (2Cat5e/RG6) in Family Room, Game room, and Media Room
  - Single Phone Locations in Kitchen and all Bedrooms
  - Home Office Drop (2Cat5e/RG6) in the Study and Tech Desk

- 2 Wired Camera Locations (Front Door/Back Door)

### Premium Wiring Package Includes

- Honeywell Security Control Panel
- 6150 Keypad at Garage Entry Door
- Activation of all wired openings
- 1 Interior Siren
- Battery and Transformer
- Local Programing
- 28" OnQ Cover
- 8x8 Combo Module
- RJ45 Wall Plates and inserts at wired location
- CATV Wall Plates and inserts at wired location
- Dummy Trim Surround Sound Prewire
- Dummy Trim wired Camera locations

### Inspired Kitchens

- 16"x16" Ceramic tile on floor and backsplash
- 42" Timberlake Maple "Tahoe" cabinets with adjustable shelves
- 50/50 stainless steel under mount sink with Moen Camerist faucet & vegetable sprayer with garbage disposal.
- GE® Stainless Steel Built-In appliances package with 30" Cooktop , microwave, vent hood and dishwasher
- Gourmet Kitchen includes Elegant Crown Molding on Kitchen Cabinetry, Double Trash Pull-outs, Enclosed Refrigerator Cabinet, 2 sliding pot & pan storage drawers under cooktop.
- Butler's Pantries for extra storage, per plan
- Vent hood Vent to Exterior
- LV 1 Granite Countertops w/ square edges

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## Inspired Energy

- Fiberglass Insulation
  - R-30 Blown in flat ceiling areas
  - R-22 batts in inaccessible flat ceiling areas
  - R-19 batts in knee walls
  - R-22 batts in sloped areas
  - R-13 batts in exterior walls
- High Efficiency Rheem 15 Seer air condition system with new environmentally friendly R-410 refrigerant
- Honeywell Digital Programmable Thermostat
- Air conditioning ducts tested to exceed
- Supply air vents in all bedrooms to balance temperature & pressure for consistent comfort
- High Efficiency gas water heater 1-50 gallon or 2-40 gallon if 3 or more full baths
- Ridge vents with vented soffit
- Low-E double pane energy efficient windows with tinted glass & VINYL frames
- Tech Shield (Radiant Barrier Roof Decking)
- Honeywell Media Filter 20x25

## Inspired Construction

- Professionally engineered post-tension cable and 2500 PSI concrete foundation
- Engineered I-joist for 2<sup>nd</sup> floors with 3/4" structure wood subfloor
- 30 year Mildew Resistant Shingles
- Fiber-Cement exterior siding, trim, soffit and fascia with 50-yr. limited warranty
- Screwed and glued sub flooring
- Structurally engineered frames that are individually certified
- All wall framing on 16" centers
- Aluminum gutters on front of home
- Zurn/Pex plumbing system with 25-year warranty
- Durable paint with Mildewcides designed to endure the southern climate
- Water resistant barrier around window sills to prevent water leakage
- Hurricane clips and straps installed
- 100 Exposure B Windstorm Bracing

## Inspired Master Suites

- Moen® plumbing fixtures in Brantford chrome
- Level 1 ceramic tile flooring in master bath
- Acrylic garden tub with cultured marble surround
- Separate shower with ceramic wall tile with Mud Set & Shower Seat (per plan)
- Level 1 Granite countertops with integral sinks
- Timberlake Maple "Tahoe" cabinets w/ Raised Vanities
- Elongated commode in master bath water closet
- Climate controlled spacious walk-in closets with durable wood-base shelving and stained clothing rods and florescent lighting

## Inspired Interiors

- Award winning designs with dramatic interiors and elegant wrought iron spindles with stained newel posts & handrail
- Colonist 6 panel interior doors
- Elegant Direct Vent Fireplaces with Victorian Mantle w/Chair Rail & Tile hearth surround
- 16"x16" Ceramic tile flooring in entry, powder room, breakfast, kitchen, kitchen backsplash, utility room, master bath and secondary baths
- Level 1 Wood in Dining
- Abrasive wear carpet over rebound pad (carries 5-year abrasive wear warranty)
- Durable paint with white enamel trim
- Crown Molding and chair rail in dining room
- Rounded sheetrock corners in select living area
- Your choice of Oil Rubbed Bronze or Brushed Nickel lighting package
- 2 Reversible 3-speed 52" ceiling fans located in family room, master suite. Choice of Weathered Brick or Pewter & includes alabaster light kit
- Upgraded Trim package 1<sup>st</sup> Floor includes 8' Doors, 5 1/4" Base boards & 3 1/2" casing per plan

## Inspired Service

- (2) 3 hour Consultation with Design Center
- Pre-Construction Owner's Orientation
- Pre-drywall Meeting
- New Home Demonstration
- One year Fit and Finish Warranty guided by exacting Performance Standards
- 3<sup>rd</sup> Party quality inspection of foundation, framing, and final construction phase

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Homes Inspired by You



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