

Lennar Vista Series Home – Hilltop Model

Luxury Kitchen Features:

- Fully integrated stainless-steel Frigidaire® dishwasher
- 30" Frigidaire® self-cleaning oven
- 30" 4-burner Frigidaire® cooktop with sealed burners
- Counter-depth Frigidaire side by side Frigidaire® refrigerator with ice maker and water dispenser
- Granite countertops
- Deep dual basin stainless-steel undermount sink
- Satin nickel Moen® faucet with pull out spray nozzle
- Insulated garbage disposal
- Laurel Leaf Collection brushed nickel pendant lights over kitchen island
- Spacious pantry

Elegant Master Bath Features:

- Garden tub
- Granite countertops
- Separate shower with ceramic tile surround and semi-frameless glass show enclosure
- Opaque rain glass window at tub
- His & Hers climate controlled walk-in closets with fluorescent lighting
- Stained vanity cabinet
- Full width framed vanity mirrors
- Brushed nickel washerless faucets and plumbing accessories
- Water conserving elongated commode

Secondary Bath Features:

- Ceramic tile on bath floors and shower surround
- Stained vanity cabinets
- Cultured marble vanity top
- Full width vanity mirror
- Brushed nickel washerless faucets and plumbing accessories
- Water conserving elongated commode

Powder Room Features:

- Ceramic tile flooring
- Porcelain pedestal sink
- Decorative oval beveled mirror
- Brushed nickel washerless faucets and plumbing accessories
- Water conserving elongated commode

Utility Room Features:

- Ceramic tile flooring
- Shelving for convenient storage
- Water line plumbed for refrigerator with water dispenser or ice maker

Outdoor Features:

- 7 zone sprinkler system with automatic controller
- Carriage lights with LEDbulbs
- Leviton® programmable switches for carriage and porch lights
- 28' x 18' patio (28' x 9' covered) with epoxy coating

- French drains in backyard
- 8'x10' double-door gable shed for outside storage painted to match exterior of home
- Additional pads of epoxy coated concrete on side of house for storage and garbage/recycle bins

Interior Features:

- Level 2 engineered hardwood floors in family room, breakfast area, kitchen, dining room, study, and hallways
- Upgraded Seville lever door hardware in satin nickel
- Shed resistant, continuous filament carpet with Stainguard™ in all bedrooms
- ½", 7-pound Aspen nominal carpet pad
- 5 ¼ base boards throughout living area
- 5-blade ceiling fans with light kit in master bedroom, secondary bedrooms, study, and family room
- Direct vent fireplace with gas logs and remote control
- Cast stone fireplace surround
- 2" faux wood blinds on all operable windows
- Rounded drywall corners and push-in shelves
- Monterey drag textured walls and ceilings
- 8' raised panel interior doors
- Divided lite French doors at study
- Backpack rack with storage bench
- Designer light fixtures throughout home
- Decora® rocker switches throughout home
- Crown molding in kitchen, family room, study, entryway, and dining room as well as master bedroom and bathroom

Exterior Design & Construction Features:

- Weatherproof fiber-cement siding with 30-year warranty
- Full gutters on whole house
- Upgraded 8' Mastergrain energy efficient front door
- 8' full lite back patio door with built-in mini-blind
- 30-year high quality dimensional shingles
- Two front yard hose bibs, one back yard hose bib
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- Weatherproof exterior outlets in front and rear
- Soffit outlet in back patio
- Spa-ready 220V connection on patio with additional breaker box on side of house
- Insulated over-head garage door with 2 remotes
- Exterior ceiling fan on rear porch
- Full bricked exterior
- Plywood decked attic ~1,000 sqft
- 3000 psi post-tension foundation certified by an independent engineer
- Exterior 2 bulb floodlights in rear of house

Energy Efficiency & Technology:

- Energy Star 3.0 Build
- Exterior air filtration damper
- Automated keyless entry at front door with Schlage™ smart deadbolt
- Eufy® 2K wireless smart video doorbell
- Trane® programmable thermostat with humidity control
- Lennox 16-SEER air conditioning system
- Radiant barrier roof decking

- Roof ventilation and air vents
- 50-gallon high efficiency gas water heater
- R-38 insulation in flat ceilings, R-22 insulation on sloped ceilings, and R-13 insulation and R-3 sheathing on exterior walls
- High performance, multi-layer low E Polygem® windows with tan vinyl window frames
- Wiring for telephone outlets in all bedrooms, study, and kitchen
- Wiring for cable outlets in all bedrooms, family room, and study
- CAT6 ethernet in all bedrooms, family room, kitchen, and study
- Security system with 2 motion detectors, 2 keypads and sensors on all operable windows and exterior doors

Colors and Styles:

- Engineered hardwood: Java Birch
- Cabinets in guest bath: Maple Carolina Ebony
- Cabinets in kitchen: Maple Carolina Coffee
- Cabinets in master bath: Maple Carolina Ebony
- Cabinets on mud bench: Maple Carolina Coffee
- Carpet: Helms Drive – 728 Temple Stone
- Granite in kitchen: Crema Pearl
- Granite in master bath: Blanco Gabrielle
- Tile in guest bath: 12" Brazos
- Tile in master bath: 18" Andela Cream
- Tile in powder bath: 12" Brazos
- Tile in utility room: 12" Fidenza

Exterior Paint Colors:

- Siding: SW 7530 Barcelona Beige
- Trim: SW 7027 Well-Bred Brown
- Shutters: Stain SW 3542 Charwood

Interior Paint Colors:

- Trim: SW 7005 Pure White
- Ceilings: Behr Premium Plus, Ultra Pure White 558, Flat
- Master Bedroom: SW 6106 Kilim Beige
- Master Bathroom: SW 7042 Shoji White, Emerald Satin
- Master Closets: SW 6106 Kilim Beige
- Front Guest Room: SW 7008 Alabaster, Satin
- Middle Guest Room: SW 7043 Worldly Gray, Emerald Satin
- Back Guest Room: Behr Premium Plus, 2050 Chic Gray, Eggshell
- Guest Bath: SW 6106 Kilim Beige
- Powder Bath: SW 6106 Kilim Beige
- Study: SW 7044 Amazing Gray, Emerald Satin
- Hallways: SW 7043 Worldly Gray, Emerald Satin
- Dining Room: SW 7044 Amazing Gray, Emerald Satin
- Mudroom: SW 7043 Worldly Gray, Emerald Satin
- Laundry Room: SW 6106 Kilim Beige
- Kitchen: SW 7043 Worldly Gray, Emerald Satin
- Family Room: SW 7043 Worldly Gray, Emerald Satin