

# Ventana Lakes 50'

## ~ Signature Series ~

### Feature Sheet

#### Interior Features

- Rounded sheetrock at 90 degree corners
- Flat Panel Birch cabinets in Master Bath with High Vanities
- Cultured Marble vanity top with Double Sinks in Master Bath
- Acrylic garden tub with separate shower and tile surround
- Elongated commodes in all baths
- Porcelain Pedestal Sink in Powder Room
- Smoke Detectors
- Wood shelving in all closets, pantry and utility room
- Telephone wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Cable wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Ceiling fan pre-wire and fan – family room, study, and all bedrooms
- Moen lifetime warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets
- Sherwin Williams paint
- Brushed nickel interior & exterior door hardware
- Ceramic tile flooring in entry, kitchen, family, dining, utility, and all baths

#### Kitchen Features

- Stainless steel Frigidaire Appliances (package: microwave, dishwasher & gas range)
- 42" Flat Panel Birch cabinets with crown moulding
- Recessed lighting
- Granite countertops with bullnose edge
- Ceramic tile backsplash
- Stainless steel sink with garbage disposal and vegetable sprayer
- DuPure drinking water filtration system
- Ice maker connection for refrigerator

#### Exterior Features

- 4 sides brick – 1<sup>st</sup> Floor
- Brick front porch pavers
- Covered patio (per plan)
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Double Bore Painted Fiberglass Raised Panel Front Door
- Double Bore Painted Fiberglass Raised Panel 1/2 Lite Back Door
- Divided lite windows on front elevation
- Pre-wired for garage door opener
- 30 year shingles

#### Construction & Energy Features

- HERS (Home Energy Rating System) Index
- Radiant Barrier
- Third party quality inspections throughout construction process
- High-efficiency 16 SEER Carrier air conditioning system with programmable thermostat
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Natural gas water heater
- Fully sheet rocked and painted garage
- Post tension slab
- Bora-Care application to protect building materials against wood destroying insects and fungi
- Vinyl windows



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