



## The Villas at Riverstone

### *Included Features*

#### Quality Construction

- Rounded sheetrock at 90 degree corners (except window reveals)
- Third party quality inspections throughout construction process
- 10 Year homebuyers warranty
- Fully sheet rocked and painted garage
- Post tension slab
- Bora-Care® application to protect building materials against wood destroying insects and fungi
- Upanor® PEX Water Delivery System
- Double Pane Tilt Sash Low-E Vinyl Windows are more energy efficient and require minimal maintenance
- Schluter®-KERDI water proof system in Master shower

#### Exterior Features

- 4 Sides brick – 1st floor
- Covered back patio
- Landscape Package (includes Full sod front/back)
- Two-tone exterior paint package
- Cast Stone Address Plaque
- 8' raised panel mahogany front door
- 8' raised panel composite back door with 1/2 lite window
- Divided lite windows on front elevation
- Garage door opener
- Limited Lifetime, Class A Fire Rated, Algae Resistant, architectural shingles
- 2 coach lights

#### Interior Features

- 8' interior doors throughout first floor
- Smoke & carbon monoxide detectors
- Wood shelving in all closets, pantry and utility room for convenient storage
- Telephone wiring – master bedroom, family room, bedroom #2 (study, game room, if applicable)
- Cable wiring – master bedroom, family room, bedroom #2 (study, game room, if applicable)
- Ceiling fan in master bedroom & family room (study, game room, if applicable)
- Beautiful Moen® Brushed Nickel plumbing fixtures throughout
- Sherwin Williams® two-tone color scheme
- Brushed nickel interior & exterior door hardware
- Wood full stair parts throughout
- Durable & attractive ceramic tile flooring in entry, kitchen, utility and all baths
- Level 3 Security system which includes 1 keypad, siren and control panel. Includes pre-wire for 3 keypad locations, all exterior doors, accessible windows, motion detector & siren.
- Electrical Package including surge protection, decora rocker switches, under cabinet outlets & under cabinet lighting
- Structured Wiring Low Voltage package

#### Kitchen Features

- Stainless steel Frigidaire® Appliances (Built-in oven, dishwasher, cook top and microwave)
- 42" cabinets with crown molding
- Granite countertops with bullnose edge
- Offset ceramic tile backsplash
- Recessed can lighting in kitchen
- DuPure® drinking water filtration system
- Ice maker connection for refrigerator
- Stainless steel deep dual basin undermount sink with garbage disposal



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### **Bath Features**

- Flat panel cabinets in Master Bath with High Vanities
- Spacious barrel vault ceilings over secondary tubs
- Recessed can light over secondary tubs
- Cultured marble vanity top with a matte finish to include double sinks in master bath
- Luxurious Master acrylic garden tub
- Separate shower with tile surround and tile shower niche in master bath
- Water conserving elongated commodes in all baths
- Pedestal sink in powder room

### **Energy Features**

- Certified Energy Smart
- LP Tech Shield® Radiant Barrier Roof Decking
- High-efficiency 16 SEER Carrier® air conditioning system with programmable thermostat and mechanical fresh air ventilation
- R-13 fiberglass insulation in exterior walls
- R-19 insulation at sloped ceilings
- R-30 fiberglass insulation in flat ceiling areas
- Natural gas water heater