

# VANBROOKE

## Standard Features



### QUALITY CONSTRUCTION

- Clay Brick
- James Hardie® Fiber Cement Siding, Soffit, and Fascia\*
- Owens Corning® 30 Yr Architectural Shingles
- Secure Tongue and Groove Subfloor\*
- (3) Scheduled Buyer Walks
- Scheduled Interior Selections Meeting on Dirt Sales

### EXTERIOR AMENITIES

- Fiberglass 6-Panel Entry Door
- Decorative Coach Lighting
- Front and Side Sod to Gate
- Full Landscaping Package
- (3) Anti-Siphoning Hose Bibs with Side Gate for Easy Access
- 6' Privacy Fence
- Sheetrock Finished Garage with Decorative Door

### INTERIOR AMENITIES

- PPG Painted™, Monterrey Drag Textured Walls & Ceilings
- Walk in Closets\* with Wire Shelving
- Anglia's Customized Design Package
  - Elegant Arched Interior Doors
  - Upgraded Trim along Interior Wall and Doors
- Rounded Sheetrock Corners
- Designer Brushed Nickel Lighting Package
- Kwikset® Brushed Nickel Door Knobs
- Telephone Jacks in Kitchen and Master Bedroom
- USB Wall Charger in Kitchen and Master Bedroom
- Cable Outlets in Family Room and Master Bedroom
- Ceiling Fans in Master Bedroom and Family Room\*
- All Bedrooms Blocked and Wired for Ceiling Fans
- Durable Ceramic Tile in Entry
- Tall 9' Ceilings\*

### KITCHEN FINISHES

- Choice of Formica Countertops
- Ceramic Tile Backsplash on Diagonal
- 42" Shaker Style Cabinets
- Under-Cabinet Lighting
- 8" Stainless Steel Sink with Garbage Disposal
- Moen® Plumbing Fixtures
- Durable Ceramic Tile Flooring
- Energy Saving LED Lighting
- Pantry with Wire Shelving
- Stainless Steel Appliance Package
  - Gas Range
  - Microwave (Direct Vent to Exterior)
  - Dishwasher

### OWNERS RETREAT FINISHES

- Coordinating Shaker Style Cabinets
- Engineered Marble Countertops with Dual Round China Bowls
- Enclosed Shower with Glass Door
- Separate Garden Tub with 12" Tiled Surround
- Durable Ceramic Tile Flooring
- Elongated Commode
- Fluorescent Light in Walk-In Closet

### SECONDARY BATH FINISHES

- Coordinating Shaker Style Cabinets
- Engineered Marble Countertops with Round China Bowl
- Durable Enameled Steel Tub
- 12" Tiled Shower Surround
- Durable Ceramic Tile Flooring
- Porcelain Pedestal Sink in Powder Room\*

### ENERGY EFFICIENT AMENITIES

*Our homes are constructed with energy efficient features and amenities placing importance on your comfort, savings and the environment*

- 16 SEER HVAC System
- Radiant Barrier Roof Decking
- White Vinyl Double Pane, Low-E Windows
- Honeywell® Programmable Touch-Screen Thermostat
- Insulation
  - Blown R-38 in Flat Areas
  - R-22 Batts in Slopes
  - R-13 Batts in Walls
- Electric Dryer Connections in Utility Room
- PEX Hot & Cold-Water Lines
- Rheem® High Efficient Tankless Gas Water Heater (Whole House)

### SECURITY AND COMFORT

- Smoke and Carbon Monoxide Detectors
- Fresh Air Intake System for Enhanced Air Quality
- Pre-wired for Garage Door Opener
- Honeywell® Tuxedo Touch Keypad Alarm System
- Structured Wiring Per Community Requirements
- Professionally Engineered Post-tension Foundation
- 2-10 Year Warranty Programs
- Independent Third Party Inspections

**Live BIGGER**  
[www.angliahomeslp.com](http://www.angliahomeslp.com)

\*Varies Per Plan  
Approved by: 03/09/2022

Anglia Homes reserves the right to change specifications and designs without notice.



# VANBROOKE 55'

## Standard Features



### QUALITY CONSTRUCTION

- Clay Brick- 3 Sides First Floor
- James Hardie® Fiber Cement Siding, Soffit, and Fascia\*
- Owens Corning® 30 Yr Architectural Shingles
- Secure Tongue and Groove Subfloor\*
- (3) Scheduled Buyer Walks
- Scheduled Interior Selections Meeting on Dirt Sales

### EXTERIOR AMENITIES

- Mahogany Entry Door
- Front Rain Gutters
- Decorative Coach Lighting
- Front and Side Sod to Gate
- Full Landscaping Package
- (3) Anti-Siphoning Hose Bibs with Side Gate for Easy Access
- 6' Privacy Fence
- Sheetrock Finished Garage with Decorative Doors

### INTERIOR AMENITIES

- PPG Painted™, Monterrey Drag Textured Walls & Ceilings
- Walk in Closets\* with Wire Shelving
- Anglia's Customized Design Package
  - Elegant Arched Interior Doors
  - Crown Molding in Entry, Formals and Master Bedroom\*
  - Upgraded Trim along Interior Wall and Doors
- Rounded Sheetrock Corners
- Designer Brushed Nickel Lighting Package
- Kwikset® Brushed Nickel Door Levers
- Telephone Jacks in Kitchen and Master Bedroom
- USB Wall Charger in Kitchen and Master Bedroom
- Cable Outlets in Family Room and Master Bedroom
- Ceiling Fans in Master Bedroom and Family Room\*
- All Bedrooms Blocked and Wired for Ceiling Fans
- Durable Ceramic Tile in Entry
- Tall 9' Ceilings\*

### KITCHEN FINISHES

- Choice of Granite or Quartz Countertops
- Ceramic Tile Backsplash on Diagonal
- 42" Shaker Style Cabinets with Crown Molding and Bump-out Over Range
- Under-Cabinet Lighting
- 8" Stainless Steel Sink with Garbage Disposal
- Moen® Plumbing Fixtures
- Durable Ceramic Tile Flooring
- Energy Saving LED Lighting
- Pantry with Wire Shelving
- Stainless Steel Appliance Package
  - Gas Range
  - Microwave (Direct Vent to Exterior)
  - Dishwasher

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