



# 6321 CEBRA A

### OVERVIEW

- Lot Size 5,364 SF
- 3-4 Bedrooms / 2.5 Baths
- Neighborhood: Highland Heights
- 1<sup>st</sup> Floor Home Office
- 2<sup>nd</sup> Floor Guest Room / Additional Home Office

### KITCHEN FEATURES + APPLIANCES

- 30" Gas Range
- 36" Counter-Depth Refrigerator
- Stainless Microwave
- Stainless Dishwasher
- Undercabinet LED Lighting + Outlets
- Undermount Stainless Kitchen Sink
- High-End Countertops

### INTERIOR FEATURES

- WiFi Mesh Ready
- Camera System Prewire at Front, Back Door and Driveway
- Security System Prewire – Alarm Contacts at Operable Exterior Doors and Accessible Windows (Per Plan)

### EXTERIOR FEATURES

- Covered Back Patio
- Custom Design Metal & Glass Front Door
- Vinyl Low E Windows
- Designer Brick and Siding Exterior
- Flower Beds, Irrigation and Sod (Front Yard Only)
- 7 Foot New Property Fence
- Oversized Designer Coach Lights

### PRIMARY SUITE

- Double Vanities
- Separate Shower and Freestanding Tub
- Shower Glass Enclosure
- High End Countertop with Backsplash
- Oversized Walk-In Closet

### CONSTRUCTION SPECIFICATIONS

- 10 Year Warranty on Foundation and Frame
- 9 ft, 10 ft and 19 ft ceilings Per Plan
- 30 Year Roof Shingles
- 1-1/8" Subfloor - Glued, Nailed & Screwed Down
- Pre-Engineered Trusses Per Plan

The Building Industry is currently experiencing unprecedented supply chain issues. Prices, plan dimensions, features, specifications, materials selections, choices and availability of homes or communities are subject to change without notice or obligation. Illustrations are artists depictions only and may differ from completed improvements. Not all options or elevations available in all communities.

Buyer's Initials \_\_\_\_\_

Seller's Initials \_\_\_\_\_

## AVAILABLE UPGRADES

PLEASE NOTE THAT THE AVAILABILITY OF UPGRADES IS DEPENDENT ON STAGE OF CONSTRUCTION. ITEMS LISTED BELOW ARE EXAMPLES. INQUIRE WITH BUILDER FOR COMPLETE LIST OF ADDITIONAL UPGRADES, PRICING, AND DETAILS.

Home Automation, Home Audio and Security System Packages

Finished Garage Floor Epoxy

Window Treatment Packages

Additional Cabinets – Mudroom, Utility Room, Bath 2 Additional Storage, Powder Room

Fans at Secondary Bedrooms, Back Patio, Study and Game Room Ceilings

Engineered Wood Floors

## STRUCTURAL

Engineered Post Tension Foundation with 10 Year Warranty

Engineered Framing with 10 Year Warranty

Full House Wrap in Red Thermo-Ply Structural Support

Windstorm Metal Clips and Straps throughout

9', 10' and/or 14' Ceilings on 1<sup>st</sup> Floor Per Plan

9' or 10' Ceilings on 2<sup>nd</sup> Floor Per Plan

Vinyl Low E Windows Per Plan

Custom Metal & Glass Exterior Front Door and Fiberglass Back Door

Techshield Roofing for Better Energy Efficiency

Brick and Siding Exterior

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## MECHANICALS

Separate Freestanding Tub and Shower in Primary Bath

16 SEER AC System, R-8 Flex Ducts, Gas Furnace

Programmable Digital Thermostat

LED "Recess" Cans throughout Living areas and Downstairs Hallways Per Plan

Exterior Lighting Package includes Coach Lights and Flood Light (s)

Ceiling Fans Included at Primary Bedroom and Family Room with Wall Controls and Light Kits

Wi-Fi Mesh Ready Home

Full Security System Prewire Includes Keypad (2 Locations), Motion Detector and Contact Points at Accessible Doors and Windows

## INSULATION

R-19 Fiberglass Insulation on Exterior Walls

R-30 Blown Insulation in Ceiling Areas

Poly-Seal all Base Plates, Exterior Stud Penetrations, Corners, and Top Plate Voids

Baffling Installed To Allow Proper Ventilation From Soffits

Tech Shield Roofing System with 30 Year architectural Shingles and Ridge Ventilation

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## FINISH OUT

Quintessa Custom Trim Package: Includes the following:

- 6" Baseboard throughout Home
- Metal Newel Post and Solid Wood Handrail on Stairs
- Custom Designed Closets with A Combination of Open Shelving, Hanging and Shoe Racks

Kent Moore Cabinets Throughout Home

Carpet Per Plan – First Floor (Primary Bedroom/Closet, Stairs, and Study) Second Floor (Game room, Secondary Bedrooms/Closets)

Porcelain and/or Ceramic Tile Per Plan– First floor (Entry, Foyer, Kitchen, Dining, Family Room, Bathroom floors and Walls.) Second floor (Bathroom Floors and Walls)

Granite and/or Quartz Countertops throughout Kitchen and Bathrooms

Exterior Paint: 2 Color Schemes With Accenting If Needed - Available Only If Home Hasn't Been Painted. Buyer To Choose From Builder's Pre-Selected Choices

Interior Paint: 2 Color Schemes With Accenting If Needed - Available Only If Home Hasn't Been Painted. Buyer To Choose From Builder's Pre-Selected Choices

Garage Door (s) and Automatic Opener (s)

Full Gutters - Front, Sides and Back

Designer Inspired Flower Beds, Irrigation, and Sod in the Front of the Home

Sod at Side Yard and Backyard

The Structure of your home (Foundation and Frame) is covered under a 10-year warranty. Workmanship and materials excluding cosmetic items are warranted for 1 year. Mechanical systems, not including labor are warranted for 2 years. This warranty is given by Quintessa Homes and guaranteed by Centricity Warranty Group.

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