



INCLUDED FEATURES

ENERGY SAVINGS AND COMFORT

- **High Efficiency 16+ SEER HVAC system with condenser and 80% AFUE furnaces**
- Energy efficient LED light package which exceeds current **Energy Star®** standards
- **R-13** Spray foam wall insulation
- **R-19** Spray foam roof deck insulation per **Energy Star®** specs (living areas)
- Foil-backed **R-8** A/C ductwork
- **Polycel®** insulation around windows, doors, bottom plate and other openings
- **Anderson® LoE³** double-pane insulated windows & patio doors
- **Tech Shield®** energy efficient radiant barrier roof decking
- **Rinnai®** high-efficiency tankless water heater
- **PEX®** plumbing system
- Natural gas cooking

TECHNOLOGY FEATURES

- Elevator Option
- Prewired for WIFI mesh network
- **Honeywell® Thermostat**
- **Kwikset® Smart Locks**

EXTERIOR DETAILS

- 3-coat stucco & brick exterior
- Private rooftop deck w/ metal railing
- 2 – balconies on living room and master bedroom
- Standing seam metal roof
- Engineered post tension slab
- Concrete driveways and walks
- Full sod in front yard
- Landscaped front yard to developer requirement
- **Aquor®** exterior hose bibs
- Covered front entry and balcony w/ recessed can lighting
- **Amarr®** garage door, with **Craftsman®** garage door opener, two remote controls and exterior keypad
- Wrought iron entry doors

INTERIOR DETAILS

- Engineered wood flooring in entire living and common areas home
- Carpet in Bedrooms
- Tile in all wet areas
- Distinctive door hardware with brushed nickel finish
- **Energy Star®** rated multi-speed ceiling fans in all bedrooms, living room & gameroom
- Interior electrical breaker service panel
- Walk in access to attic
- High ceilings: 12' first floor, 11' second floor, 10' third floor
- Textured drywall with square corners
- Designer decorative light fixture package
- Recessed can lighting
- Smoke and carbon monoxide detectors, per code
- **Heatilator®** gas fireplace option in living room

KITCHEN DETAILS

- 3 CM custom quartz countertop options with finished edges in kitchen and oversized island for informal dining
- Semi-custom cabinets with 48" upper cabinets
- Complete **Bosch®** stainless steel appliance package including:
 - 36" extra-large standard-clean energy efficient gas range
 - **Energy Star®** rated built-in dishwasher
 - Built-in microwave in island
 - Vent hood insert vented to exterior
- Recessed can lighting
- Stainless steel under-mount workstation sink with high capacity garbage disposal unit

Important Note: features are subject to change without notice and may differ slightly in homes according to start date



INCLUDED FEATURES

MASTER BATH & CLOSET DETAILS

- 3 CM quartz vanity tops with finished edges, and ceramic integrated square undermount sink
- Semi-custom vanity cabinets
- Free standing soaking bathtub
- Air conditioned, walk-in closets with recessed can lighting
- Distinctive faucets and bath accessories with brushed nickel finish
- Elongated commode
- Separate shower with built-in seat and tile surround
- Tile flooring in bathroom

SECONDARY BATH DETAILS

- 3 CM quartz vanity tops with finished edges and ceramic integrated square undermount sink
- Semi-custom vanity cabinets
- Distinctive faucets and bath accessories with matte black finish
- Elongated commodes
- Acrylic tub with tile shower walls
- Tile flooring

LAUNDRY ROOM DETAILS

- Convenient overhead storage shelf with clothing rod
- Interior laundry room

CONSTRUCTION DETAILS

- 1 year workmanship, 2 year mechanical & 10 year structural warranty covered by third party company (Professional Warranty Service Company)
- Metal roof 30 year manufacturer's warranty
- Post tension foundation certified by an independent third party engineer
- 2 car garage /w sidemount opener

COMMUNITY DETAILS

- Private gated entrance with remote and keypad access
- Guest parking

LIVE/WORK OFFICE SUITE

- Office space private entrance zoned for commercial use
- Public parking for visitors
- Engineered wood flooring
- Oversized window wall
- Storage closet
- Access to powder bathroom

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