



Included Features

ENERGY SAVINGS AND COMFORT

- **High Efficiency 17 SEER2 HVAC system with condenser and 80% AFUE 2 stage furnace**
- Energy efficient LED light package which exceeds current **Energy Star®** standards
- **R-13** wall insulation
- **R-19** roof insulation per **Energy Star®** specs (living areas)
- Foil-backed **R-8** A/C ductwork
- **Polycel®** insulation around windows, doors, bottom plate and other openings
- 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 ready (Alder and Cypress Models)
- Prewired for WIFI mesh network
- WIFI capable smart thermostat
- **Kwikset®** WIFI Smart Locks

EXTERIOR DETAILS

- 3-coat stucco exterior
- balcony on living room w/ metal railing
- Composite shingle roof
- Engineered post tension slab
- Concrete driveways and walks
- Full sod in common areas maintained by HOA
- Exterior hose bib
- Covered front entry and balcony w/ recessed can lighting
- **Amarr®** garage door, with **Craftsman®** garage door opener, two remote controls and exterior keypad
- Fiberglass entry doors

INTERIOR DETAILS

- Luxury Vinyl in entire home with the exception of bedrooms & wet areas
- Distinctive door hardware with brushed nickel or matte black finish options
- Interior electrical breaker service panel
- Pull down access to attic
- High ceilings: 12' first floor, 10' second floor & third floor
- Textured drywall with square corners
- Designer decorative light fixture package options
- Recessed can lighting
- Smoke and carbon monoxide detectors, per code

KITCHEN DETAILS

- 3 CM custom quartz countertop options with finished edges in kitchen and oversized island for informal dining
- Designer cabinets with 48" upper cabinets
- Luxury stainless steel appliance package including:
 - 30" standard-clean energy efficient gas range
 - **Energy Star®** rated built-in dishwasher
 - Built-in microwave
 - 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

MASTER BATH & CLOSET DETAILS

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

SECONDARY BATH DETAILS

- 3 CM quartz vanity tops with finished edges, and ceramic integrated square undermount sink
- Designer 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)
- Composite shingle roof 10 year manufacturer warranty
- Post tension foundation certified by an independent third party engineer
- 2 car garage

COMMUNITY DETAILS

- Private gated entrance with remote and keypad access
- Community dog park
- Guest parking

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