



**ALTA HOMES** at Lexington Heights

# INCLUDED FEATURES

## HEIRLOOM SERIES

### ENERGY EFFICIENCY FEATURES

- Energy Savings throughout the home
- Designer Energy Saving LED Lighting
- Double-Pane Low-E Insulated vinyl windows
- Programmable Honeywell Thermostat
- High-Efficiency gas-fired water heater
- 16 SEER Rated High-Efficiency HVAC system
- R - 38 blown-in attic insulation
- R - 22 Insulation on all slopped and vaulted ceilings
- R - 6 Fold Back A/C Duct Work
- R -13 wall insulation
- Natural gas-fired appliances throughout home
- Ridge vent, airhawk, or exterior attic louvre ventilation (per plan)
- Techshield decking for attic insulation and energy savings

### EXTERIOR DETAILS

- Designer selected stone and brick on front of home
- Front and side yards fully sodded
- 4 3-gallon bushes with mulch at front of home
- Fully fenced backyard
- 5/50 Year Manufacturer's Warranty on trim and siding
- 2 Exterior bibs and Weatherproof GFI electrical outlets
- Prewired for garage door opener
- 2 Coach Lights (standard: one in front, one back)
- Professionally engineered post-tension foundations
- Spacious covered patios and porches (per floor plan)
- Limited Lifetime Warranty Architectural Shingles

### INTERIOR DETAILS

- 3/8 in. 5 lb. Carpet Pad in Bedrooms, Study, Closets, and Living Room
- Lock and Click luxury vinyl plank in foyer, dining, hallways, kitchen, and mudroom (per plan)
- Tile floors in bathrooms and laundry room
- 10' ceilings (location according to floor plan)
- Spacious vaulted ceilings (per plan)
- Clean sheetrock detailing (with rounded corners)
- Standard Sherwin Williams paint colors
- White decorative baseboards and door trim
- Wood shelving and stained hanging rods in closets
- Designer stainless steel hardware with raised panel doors
- Designer selected light fixtures with LED bulbs
- 4 recessed lights in primary and family room for additional lighting
- Pre-wired for cable and phone in family room, primary bedroom
- Smoke and Carbon Monoxide Detectors (per code)

- Exhaust fans in baths and laundry room
- Fan in family room and primary bedroom

### KITCHEN FEATURES

- Stunning open-concept kitchen layouts (per plan)
- Shaker stained standard cabinets
- Shaker stained kitchen upper cabinets 42" ILO 36"
- Granite standard with 4" granite backsplash
- Flat kitchen bar tops, easy for hosting
- Stainless steel OTR microwave, dishwasher, and gas range
- Recessed LEDs in kitchen
- Chrome kitchen faucet with optional upgrades
- Microwave exhaust to exterior of home
- Double bowl undermount sink with 1/2 horsepower garbage disposal

### BATH FEATURES

- Luxury soaking tub in primary bath option
- Walk-in shower option with framed, glass doors in primary bath and the option for frameless
- Tile corner shelf in primary shower
- High-quality engineered marble countertops on all bathroom vanities
- Vanity cabinets with storage
- Vanity lights above all bathroom vanity cabinets
- Mirror installed over all bathroom sinks
- Luxury, elongated toilet in all bathrooms
- Designer selected faucets and accessories
- Fiberglass secondary tub surround with tile option

### UTILITY ROOM FEATURES

- Electric dryer hook-up
- Freezer space (per floor plan)

### CONSTRUCTION AND SERVICE FEATURES

- 2-Year Workmanship and Systems Warranty
- 10-Year Structural Home Warranty
- Independent third-party inspections
- If requested, one-on-one home walkthrough with construction superintendent at each major stage (pre build, pre drywall, pre move-in)
- Weekly updates from Construction Manager to keep you informed with your home's progress
- Two 3-hour appointments at our Design Center to customize and upgrade your home

Alta Homes reserves the right to change product, design specifications, materials, prices, incentives, and terms without prior notice. Product type is subject to availability. Optional features may be included at additional cost subject to construction cut-off dates and closing dates. See Sales Consultant for assistance and details.



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\*COMPLETION TIMES MAY VARY BASED ON AVAILABILITY OF MATERIALS AND WEATHER\*

8/11/2023

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