

Urban Contemporary Included Features

Distinctive Exteriors

- ◊ Milgard® efficiency vinyl windows with screens on all operable windows
- ◊ Brushed concrete driveways and walks
- ◊ 120 square foot concrete patio with gas stub*
- ◊ Professionally landscaped front and back yard
- ◊ Front/back yard irrigation
- ◊ 6' cedar stained fence
- ◊ Two hose bibs, garage side and rear patio
- ◊ Two weather resistant electrical outlets, one on garage side and one near rear patio
- ◊ Choice of designer paint collections

Richly Detailed Interior Finishes and Features

- ◊ Designer selected interior finish packages
- ◊ Hardwood floors in all main floor living areas
- ◊ Open rail staircases at main floor*
- ◊ All windows and door casings wrapped in 3¼" millwork, 3¼" base molding - styles vary*
- ◊ 36" gas fireplace with tile surround flanked by built-in, open cabinets*
- ◊ Pre-plumbed for air conditioning
- ◊ Pre-plumbed for central vacuum system
- ◊ Security system
- ◊ Structured wiring package: includes one structured wiring panel. One Cat5e Cable wired to the den, master bedroom, bonus room and great room. 1 RG6 cable wired to the master bedroom, bonus room and great room. 1 secure wireless access point located in the upper hallway (The Cat5e cable can be used for either phone or high-speed internet. RG6 coax locations can be used for distribution of cable TV, off-air TV, or satellite broadcast TV)

Classic Kitchens

- ◊ Kitchen layouts by our professional interior designer
- ◊ 3cm slab quartz countertops with full height tile backsplash
- ◊ GE® stainless steel appliances with gas range
- ◊ Built in GE® microwave
- ◊ Round knob with cup pulls - variety of finishes available
- ◊ Stainless steel sink under mounted with single handle pull out faucet/sprayer
- ◊ Solid surface work center island*
- ◊ Convenient under cabinet lighting
- ◊ ½ horsepower garbage disposal with chrome trim
- ◊ Ice maker water source in refrigerator space
- ◊ Enclosed pantry with wood shelving*

Living Green - Energy Efficiency

- ◊ 96% high-efficiency tankless hot water heater
- ◊ 95% forced air gas furnace with 7 day programmable digital thermostat
- ◊ Vented Rain Screen siding system to prevent moisture intrusion
- ◊ BlockIt® Home Wrap is used to keep the house air and water tight
- ◊ GE Energy Star® dishwasher
- ◊ High efficiency LED lighting
- ◊ Premium insulation system exceeds standard code requirement; including blown in "Polar Blanket" insulation in the walls.
 - R-49 ceiling insulation (code = R38)
 - R-23 exterior wall insulation (code = R21)
 - R-30 ground floor insulation (code = R30)
- ◊ ENERGY STAR® Certified energy efficiency
- ◊ Open web floor trusses allowing HVAC ducting to be installed inside the home and not in the attic or crawl space
- ◊ Indoor air quality - Fresh air whole house ventilation system
- ◊ Efficient Ductwork - mastic sealed and protected during construction
- ◊ Low VOC adhesive, caulking and paint
- ◊ Granite and tile countertops reduce off-gas and promote sanitary surfaces

* Per Plan