

FEATURES**EXTERIOR CHARACTER**

- Decorative lighting at porch/patio & garage
- Backyard 6' vertical wood privacy fencing from rear corners of home with one gate
- Landscape package to include fully sodded front & backyard with drought resistant Bermuda® sod, two trees, & shrubs

INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS

- KWIKSET® hardware in satin nickel finish with microban®
- Decorative satin nickel light fixtures (per plan)
- Hard surface floor at entry
- PPG two-tone paint
- Rounded drywall corners
- Decorative Monterey drag wall & ceiling texture
- Decorative Shaw carpet (5 year warranty)
- Interior 5 panel doors
- Durable ventilated wire shelves in storage/ closets
- Spacious walk-in closets & storage closets throughout (per plan)
- 2 CAT5e phone jacks & 2 RG6 cable jacks in owners suite & family room
- Family room & owner suite blocked & switched for ceiling fans
- Privacy door locks (master bedroom and bathroom)
- Rocker light switches
- 1x4 baseboards throughout home

GOURMET KITCHENS

- LED disc lighting
- 36" cabinets at kitchen with crown molding, including raised cabinet over microwave
- Oversized kitchen island - per plan
- Durable 3CM granite countertops at kitchen to include upgraded pull out faucet & stainless steel single bowl sink
- Heavy duty 1/3 HP garbage disposal
- Subway tile back-splash in kitchen
- Wood look vinyl flooring
- 2 stage water filtration faucet at kitchen sink
- Water line for refrigerator ice maker

- Spacious pantry - per plan
- USB outlet in kitchen

ELEGANT MASTER & SECONDARY BATH FEATURES

- Wood look vinyl flooring
- 36" high vanity cabinet at Master bath
- Cultured marble countertops in all full baths with rectangular sinks
- MOEN® chrome plumbing fixtures
- Designer pedestal lavatory at powder bath - per plan
- Elongated commodes

SUPERIOR CONSTRUCTION FEATURES

- View Homes exclusive three tiered B10WA Warranty
- Post tension foundation engineered & inspected for address specific soil conditions
- Second story 3/4" T&G subfloor secured w/ Tetra-grip (per plan)
- Engineered truss floor system on second stories (per plan)
- Anchor bolt reinforcement at all exterior walls
- Engineered wall & roof framing
- PEX Plumbing system
- Durable, long lasting fiber cement siding, trim & perforated fiber cement soffit
- Drywall secured with screws
- KWIKSET® security dead bolt on front and rear door
- WAYNE DALTON® insulated overhead metal garage door
- Finished garage to include texture, paint & trim
- Pre-wired for overhead garage door
- Pre-plumbed for water softener
- Smart Home Package - includes front door lock, kitchen and front lights, & Thermostat

ENERGY SAVING FEATURES

- R-38 blown ceiling insulation at attic space
- R-13 exterior wall insulation with multi-stage poly sealant
- R-19 batt insulation at garage ceiling with living area above on two story plans only
- Vinyl framed Low E366 SC windows with solar cooling glass & easy clean
- Energy efficient 14.3Seer2 HVAC System
- Energy saving water heater
- Water conserving 1.6 gallon elongated commodes
- Programmable thermostat
- Low VOC PPG two-tone paint throughout
- Tamper resistant electrical outlets
- MERV® 11 A/C filters

COMMUNITY PREMIUM FEATURES

- Stainless steel appliances
- Craftsman Front Door
- Programable sprinkler system
- Electric vehicle charger outlet at garage

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Prices, plans, features, and options are subject to change without notice. All square footage is approximate and varies by elevation. Additional restrictions may apply. See Sales Representative for details. Updated: 4/13/2023