

## FEATURES

### EXTERIOR CHARACTER

- Cast stone address block
- Decorative lighting at porch/patio & garage
- Backyard 6' vertical wood privacy fencing from rear corners of home with one gate
- Landscape package to include sodded front & backyard with drought resistant Bermuda® sod, trees, & shrubs up to city requirements
- Sprinkler System - front & back
- Full masonry to 1st floor at front of home. May vary between brick, stone, stucco, etc
- Durable, long lasting fiber cement siding, trim and perforated fiber cement soffit
- WAYNE DALTON® insulated overhead metal garage door
- Covered patio (per plan)
- 30 year dimensional roof shingles

### INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS

- KWIKSET® hardware in satin nickel finish with microban®
- Decorative satin nickel light fixtures
- Hard surface tile floor at entry
- Square drywall corners
- Decorative Monterey drag wall & ceiling texture
- Decorative Shaw carpet (5 year warranty)
- Interior 5 panel doors
- Wood wire shelves in storage/closets
- Spacious walk-ins & storage closets throughout (per plan)
- Family room and bedrooms blocked and wired for ceiling fans
- Privacy door locks (primary bedroom and bathrooms)
- Rocker light switches
- Tamper resistant electrical outlets
- KWIKSET® security dead bolt on front and rear door
- Sherwin Williams two-tone paint
- Craftsman front door
- 4" baseboards throughout home
- Window sills
- Smoke + CO detectors for your family's safety

### INNOVATIVE KITCHENS

- LED Lighting
- Designer cabinets at kitchen with crown molding, including raised cabinet over microwave + refrigeration
- Oversized kitchen island - per plan
- Durable granite 3CM countertops at kitchen to include upgraded pull out faucet & stainless steel single bowl sink
- Heavy duty MOEN 1/3 HP garbage disposal
- Subway tile back-splash in kitchen
- 2 stage water filtration faucet at kitchen sink
- Water line for refrigerator ice maker
- Spacious pantry - per plan
- Stainless steel appliances with gas range
- 42" upper cabinets in kitchen

### ELEGANT PRIMARY & SECONDARY BATH FEATURES

- Tile Flooring
- 36" high vanity cabinet at master bath
- Cultured marble countertops with rectangular sinks
- MOEN® plumbing fixtures
- Designer pedestal lavatory at powder bath - per plan
- Elongated commodes
- Dual vanity at primary bath\*
- 60" shower at primary master math with build up mudset
- Tile surround at primary shower and secondary bathtubs
- Ceramic tile at wet areas

### SUPERIOR CONSTRUCTION FEATURES

- View Homes exclusive three tiered ten year warranty
- Post tension foundation engineered & inspected for address specific soil conditions
- Second story 3/4" T&G subfloor secured with nail screws
- Engineered truss floor system on second stories
- Anchor bolt reinforcement at all exterior walls
- Engineered wall panels & roof trusses
- PEX Plumbing system
- Finished garage to include texture, paint, and trim
- Pre-wired for overhead garage door opener
- Pre-plumbed for water softener with whole home cut off

### 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
- LP TechShield® radiant barrier roof decking
- Vinyl framed Low E366 windows argon filled
- Energy efficient 14.3 Seer2 HVAC System
- Energy saving tankless water heater
- Water conserving 1.6 gallon elongated commodes
- Programmable smart thermostat
- MERV® 11 A/C filters
- April Air fresh air intake

### TECHNOLOGY

- Smart Home Package - includes front door lock, kitchen and front lights, & thermostat
- 2 GB edge touchscreen
- Wireless indoor motion decetor
- Wireless exterior door sensors (3)
- Two CAT-5E outlets (primary bedroom & family room)
- Two RG-6 cable TV (Primary bedroom & family room) at wall mount height
- USB outlet in kitchen

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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: 10/7/2024 - New