

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 fully sodded front & backyard with drought resistant Bermuda® sod, two trees, & shrubs up to city requirements
- Sprinkler System - front & back

INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS

- KWIKSET® hardware in satin nickel finish with microban®
- Decorative satin nickel light fixtures
- Hard surface floor at entry
- Sherwin Williams two-tone paint
- Square drywall corners
- Decorative Monterey drag wall & ceiling texture
- Decorative Shaw carpet (5 year warranty)
- Interior 5 panel doors
- Wood shelves in storage/closets
- Spacious walk-in closets & storage closets throughout (per plan)
- Two CAT-5E outlets (master bedroom & family room)
- Two RG-6 cable TV (master bedroom & family room) at wall mount height
- Family room and bedrooms blocked and wired for ceiling fans
- Privacy door locks (master bedroom and bathrooms)
- Rocker light switches
- Tamper resistant electrical outlets

GOURMET KITCHENS

- LED Lighting
- Designer cabinets at kitchen with crown molding, including raised cabinet over microwave
- Oversized kitchen island - per plan
- Durable 3CM countertops at kitchen to include upgraded pull out faucet & single bowl sink
- Heavy duty 1/3 HP garbage disposal w/ air

switch

- Subway tile back-splash in kitchen
- 2 stage water filtration faucet at kitchen sink
- Water line for refrigerator ice maker
- Spacious pantry - per plan
- USB outlet in kitchen
- Stainless Steel Appliances

ELEGANT MASTER & SECONDARY BATH FEATURES

- Hard Surface Flooring
- 36" high vanity cabinet at master bath (per plan)
- Upgraded rectangular sinks
- MOEN® chrome plumbing fixtures
- Designer pedestal lavatory at powder bath - per plan
- Elongated commodes

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 w/ nail screws
- Engineered truss floor system on second stories
- Anchor bolt reinforcement at all exterior walls
- Custom engineered wall panels & roof trusses
- 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 with whole home cut off
- Smart Home Package - includes front door lock, kitchen and front lights, & thermostat
- Wireless motion decetor
- Wireless door sensors (3)

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 water heater
- Water conserving 1.6 gallon elongated commodes
- Programmable thermostat
- MERV® 11 A/C filters

COMMUNITY PREMIUM FEATURES

- 30 year dimensional roof shingles
- Optional covered patio
- 60" shower at primary master math with build up mudset
- Stainless steel appliances with gas range
- Tankless Gas Water Heater
- Tile surround at secondary bathtubs
- Craftsman front door
- Ceramic tile at wet areas
- 4" baseboards throughout home
- Granite countertops in kitchen
- 42" upper cabinets in kitchen
- Window Sills
- Soft close cabinet doors & drawers w/hardware

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