

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
- Durable, long lasting fiber cement siding, trim and fiber cement soffit
- WAYNE DALTON® insulated overhead metal garage door
- 30 year dimensional roof shingles

INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS

- KWIKSET® hardware in satin nickel finish with microban®
- Decorative satin nickel light fixtures
- Luxury vinyl plank floor
- Rounded 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)
- Family room and bedrooms blocked and wired for ceiling fans
- Privacy door locks (primary bedroom and bathrooms)
- Rocker light switches
- Tamper resistant electrical outlets
- Sherwin Williams two tone paint
- KWIKSET® security dead bolt on front and rear door - per plan
- Craftsman front door
- Window sills
- 4" baseboards throughout home
- Smoke + CO detectors for your family's safety

INNOVATIVE KITCHENS

- LED Lighting
- Designer cabinets at kitchen with crown molding, including raised cabinet over microwave
- Oversized kitchen island - per plan
- Hard surface flooring switch
- 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
- 36" upper cabinets in kitchen
- Luxury vinyl flooring

ELEGANT PRIMARY & SECONDARY BATH FEATURES

- Luxury vinyl plank floor
- 36" high vanity cabinet at master bath - per plan
- Cultured marble countertops with rectangular sinks
- MOEN® plumbing fixtures
- Designer pedestal lavatory at powder bath - per plan
- Elongated commodes
- Dual vanity at primary bath
- Tile surround at master shower and secondary bathtub

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 for superior energy efficiency
- Vinyl framed Low E366 windows argon filled
- LP TechShield® radiant barrier roof decking
- 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 detector
- Wireless exterior door sensors (3)
- Two CAT-5E outlets (primary bedroom & family room)
- Two RG-6 cable TV outlets (primary & 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