

**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
- Masonry to first floor at front of home  
Masonry may vary between brick or stone
- Durable fiber cement siding, trim and fiber cement soffit
- WAYNE DALTON® insulated overhead metal garage door
- Covered patio- per plan, per loft fit
- 30 year dimensional roof shingles
- Board and Batten on sides and rear of home

**INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS**

- KWIKSET® hardware in satin nickel finish with microban®
- Decorative satin nickel light fixtures
- Square drywall corners
- Decorative Monterey drag wall & ceiling texture
- Decorative Shaw carpet (5 year warranty)
- Interior 5 panel doors
- Spacious walk-in closets & storage areas with built-in wood shelving (per plan)
- Family room & primary bedroom are blocked & wired for ceiling fans
- Privacy door locks (primary bedroom & bathrooms)
- Rocker light switches
- Tamper resistant electrical outlets
- Sherwin Williams two tone paint
- Craftsman front door
- 4" baseboards throughout home
- Luxury Vinyl Plank Flooring
- Window sills
- KWIKSET® security dead bolt on front and rear door - per plan
- Smoke + CO detectors

**INNOVATIVE KITCHENS**

- LED Lighting
- Stained 42" cabinets at kitchen including raised cabinet over microwave & refrigerator
- Oversized kitchen island - per plan
- Durable quartz 3CM countertops at kitchen to include pull out faucet & stainless steel single bowl sink
- Luxury vinyl plank flooring
- Heavy duty MOEN® 1/3 HP garbage disposal
- Subway tile backsplash
- 2 stage water filtration faucet at kitchen sink
- Water line for refrigerator ice maker
- Spacious pantry - per plan
- Stainless steel appliances include gas range oven, microwave, & dishwasher

**ELEGANT PRIMARY & SECONDARY BATH FEATURES**

- Luxury vinyl plank flooring
- 36" high vanity cabinet at master bath
- Cultured marble countertops with rectangular dual 36" high vanity sinks at primary bath
- MOEN® faucets & accessories
- Designer pedestal sink at powder bath - per plan
- Elongated commodes
- Tile surround at Primary shower & secondary bathtub(s)

**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 floor truss 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 & trim
- Pre-wired for overhead garage door opener
- Pre-plumbed for water softener with whole home water 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
- Vinyl framed Low E366 windows argon filled
- Radiant barrier roof decking
- Energy efficient 14.3 Seer2 HVAC System
- Water conserving 1.6 gallon elongated commodes
- Programmable smart thermostat
- MERV® 11 A/C filters
- AprilAire® fresh air intake

**TECHNOLOGY**

- Smart Home Package includes front door lock, USB outlet in kitchen, kitchen & front porch lights, smart thermostat, & video doorbell

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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: 2/2026