

RIVER RANCH ESTATES

Heritage Collection

Exterior

- Beautifully designed elevations
- Upgrade elevations available
- Masonry on front and sides to first floor plate (per plan)
- 8' Classic 3-lite Mahogany front door in SW Brown Stain
- Third car garage with pre-wire for automatic opener
- 6:12 Roof pitch (Per Plan)
- 30-year weatherwood architectural shingles
- Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, and double locks
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 10 X 10 broom finished concrete rear patio*
- 3' broom finished privacy walk from driveway to entry
- Custom address block
- Choice of Sherwin Williams designer paint
- True dual coat exterior paint

Interior

- Soaring ceiling heights in primary living areas & master suite (per plan)
- Raised panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall & ceiling finishes
- Decorative baseboards throughout home
- Ceiling fan with light kit at family room and master bedroom
- Rounded sheetrock corners at impact areas
- Choice of designer interior wall paint
- Wood shelving & hanging rods in closets
- Clothes rod & shelf at utility room
- RG6 prewire at family, Master Bedroom and Study (per plan)
- CAT6 prewire at Family, Kitchen, and Master Bedroom
- Crown molding at entry, dining room (per plan) & master bedroom

Kitchen

- Flat-panel kitchen cabinets with 42" upper cabinets with decorative crown moulding
- Frigidaire slide in gas range, dishwasher & space saver microwave
- 4 designer LED disk lights
- Granite kitchen countertops with square edge & ceramic tile backsplash
- 50/50 stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

Customer Service

- Ten-year structural warranty
- Pre-start, pre-sheetrock & pre-move-in orientation meeting with construction manager

Engineering & Safety

- Guardian certified (visit: www.guardiancertifiedhome.com)
- Professionally engineered & designed post-tension foundations
- Professionally engineered framing design
- Numerous third-party inspections throughout construction process
- LP Top Notch Premium Subfloor
- Pressure treated sole plate
- Front & rear coach lights*
- Smoke detectors interconnected in beds & halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire for motion detector, keypad, and interior siren
- Deadbolt locks on exterior doors

Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Granite countertops with square edge & white porcelain drop-in sink
- Choice of ceramic tile shower surround at all baths
- Chrome bath faucets, paper holders, and shower trim
- Separate tub & shower with garden window at master bath
- Dual vanities at master bath

Flooring

- Luxury vinyl plank flooring in first floor main living areas and all standard wet areas per plan (entry, kitchen, all baths & utility room) (no bedrooms or closets included)
- Choice of Shaw carpet over 3/8" pad

Energy Efficiency

- National energy code- third party verified
- 15 SEER Rated Lennox HVAC system with environmentally friendly 410A refrigerant
- Honeywell Whole-Home Dehumidifier System
- R38 Blown Insulation with Superior Air Sealing
- Multi-stage Mechanical and Energy Performance Testing
- Fresh air intake system and Honeywell media filter
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation (per plan)
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell WIFI- enabled programmable thermostat
- Exhaust vent fans at baths and utility room

Landscaping

- Two 15-gallon, twenty 5-gallon, twenty-five 1-gallon shrubs in front yard
- Two 4" oak trees
- Full sodded front and side yards to fence
- 24" of sod at foundation on sides and rear of home

_____ BUYER INITIAL

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