

Azalea District at Valley Ranch 50's

Exterior

- Beautifully designed elevations
- Upgrade elevations available
- Brick on front, sides & rear to first floor plate (per elevation)
- 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 paint
- Decorative hardware including straps & handle at garage door

Interior

- 10' 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 & master bedroom
- Rounded sheetrock corners at impact areas
- Choice of Sherwin Williams interior wall paint
- Wood shelving & hanging rods in closets
- Clothes rod & shelf at utility room
- Telephone jacks at kitchen & master bedroom
- Cable TV jacks at master bedroom, family & gameroom (per plan)

Kitchen

- Flat-panel kitchen cabinets with 36" upper cabinets
- Whirlpool slide in gas range, dishwasher & space saver microwave
- Fluorescent lighting
- Wilsonart laminate countertops with ceramic tile backsplash
- Stainless steel dual bowl sink with Whirlaway garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

Flooring

- Vinyl plank in entry, kitchen, baths & utility room
- Carpet over 3/8" pad

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
- Pressure treated sole plate
- Front & rear coach lights
- Smoke detectors interconnected in beds & halls with battery back-up
- CPVC 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
- Deadbolt locks on exterior doors

Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Quartz 1.5 cm Tibet White countertops with square edge & white porcelain drop-in sink
- Choice of ceramic tile shower surround at all baths
- Chrome bath faucets & hardware
- Luxury Master Bath with separate tub & shower
- ***Optional Dual Vanities per plan

Energy Efficiency

- National energy code- third party verified
- 15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant
- Fresh air intake system and Honeywell media filter
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Radiant barrier roof decking
- Honeywell programmable thermostat
- 80% Compact fluorescent lighting
- Exhaust vent fans at baths and utility room

Landscaping

- Two 15-gallon, three 5-gallon & fifteen 1-gallon shrubs
- Two 3" oak trees in front yard
- Fully fenced rear yard
- Fully sodded front & side yards to fence