

## Agua Estates

### Exterior

Prestigiously detailed designed elevations  
Choice of Sherwin Williams designer color pallets  
Upgraded elevation available  
6:12 Roof pitch (Per Plan)  
30-year 3-tab weatherwood shingles  
Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, & double locks  
Cementitious fiber cement siding, fascia, soffit & trim  
8-foot tall craftsman style divided lite fiberglass front door  
8-foot tall full glass lite fiberglass rear door  
Oversized carriage style steel garage door with pre-wire for automatic opener  
3 X 3 broom finished concrete rear patio  
3-inch broom finished privacy walk from driveway to entry  
Custom aluminum address plaque

### Interior

Soaring ceiling heights on first floor living areas (per plan)  
Craftsman inspired raised panel interior doors with decorative casing  
Stainless finish door hardware  
Textured wall & ceiling finishes  
Decorative 6-inch baseboards throughout home  
Ceiling fan with light kit at family room & 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)  
California rail detail at stair locations  
4 designer LED disk lights at family room

### Kitchen

Open concept first floor kitchen, dining & family room  
Flat-panel kitchen cabinets with 42" upper cabinets, decorative crown at uppers, & cabinet over fridge space  
Stainless Steel Frigidaire slide in gas range, dishwasher & space saver microwave  
4 designer LED disk lights & kitchen  
Granite kitchen countertops with square edge & choice of ceramic tile backsplash  
Stainless steel dual bowl undermount sink with Whirlaway garbage disposal  
Chrome single lever Delta faucet with vegetable spray

### Landscaping

Fully sodded Bermuda front & rear yards  
6' privacy fenced backyard

### Engineering & Safety

Guardian certified (visit: [www.guardiancertifiedhome.com](http://www.guardiancertifiedhome.com))  
Professionally engineered & designed post-tension foundations  
Professionally engineered framing design  
Numerous third-party inspections throughout construction process  
Pressure treated sole plate  
2 designer LED disk lights at front elevation  
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  
Deadbolt locks on exterior doors

### Baths

Round water saver commodes  
Bath cabinetry will match kitchen selection  
1.5 cm quartz countertops with square edge & white porcelain drop-in sink  
Choice of ceramic tile shower surround at all baths  
Chrome bath faucets, paper holder, & shower trim  
Luxury master bath with separate tub & shower (per plan)  
Dual vanities at master bath

### Flooring

Luxury vinyl plank flooring at first floor entry, kitchen, dining & family room  
Luxury vinyl plank flooring at second floor baths & utility room  
Carpet over 3/8" pad

### Energy Efficiency

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

### Customer Service

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

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