



ESTANCIA



INCLUDED FEATURES

CLASSIC EXTERIORS

- Seven distinct floorplans
- 3 contemporary elevations per plan creating a unique streetscape appearance
- Designer pre-selected exterior color schemes
- Designer selected glass paneled 8' entry door to seamlessly coordinate with elevations
- Contemporary wall light fixture at garage front
- Spacious two- and three-car garages (per plan)
- Garages with fluorescent overhead lighting, walls drywalled and taped
- Garages prewired for optional openers
- Modern steel collection roll-up garage doors coordinating with each unique elevation
- Front yard landscaping including automatic sprinklers and drip irrigation in choice of sod design or xeriscape design
- 6' wood privacy fence (per plan)
- Two exterior hose bibs conveniently located in front and back of home (per plan)
- 200 AMP electrical service panel

ELEGANT INTERIORS

- Dramatic 9' ceilings throughout (per plan)
- 18x18 Emser tile flooring (locations per plan)
- Quality Shaw carpeting (locations per plan)
- Kelly-Moore Paint single tone interior paint
- Birch cabinetry with recessed panel doors, 36" uppers, traditional overlay and concealed hinges

uppers, traditional overlay and concealed hinges

- Bullnose drywall corners
- Distinctive two panel smooth-finish wood composite interior doors
- Kwikset entry handleset and Kwikset interior door hardware in Satin Nickel finish
- 3 1/4" baseboards with coordinating
- 2 1/4" door casing
- Abundant overhead LED flush lighting throughout
- Decora light switches
- Decorator selected Satin Nickel finish light fixtures (per plan)
- Interior GFCI circuits in kitchens, baths and garages
- Exterior GFI circuits conveniently located

GOURMET KITCHENS

- Granite slab countertops with 6" slab splash
- Birch cabinetry with recessed panel doors, 36" uppers, traditional overlay and concealed hinges
- 18x18 Emser tile flooring
- Moen pull down chrome kitchen faucet
- Energy saving stainless steel Whirlpool appliances
- Whirlpool stainless free-standing gas range with 4 burners
- Whirlpool stainless built-in dishwasher
- Whirlpool stainless steel microwave over gas range
- Undermount stainless steel double basin sink with Badger 1/3 hp garbage disposal





GOURMET KITCHENS CONTINUED

- Pre-plumbed for water and icemaker at refrigerator opening
- Plentiful GFI wall outlets at counter for easy appliance use
- Kitchen island with bar seating (per plan)

LUXURIOUS OWNER'S SUITE

- Spacious walk-in closet with generous shelving and single pole hanging space (per plan)
- Shower with fiberglass pan and 12x12 tile surround
- Soaking tub with 12x12 tile surround
- 18x18 Emser tile flooring in bath area and water closet
- Solid surface countertops and splash
- Dual sink master vanity on comfort height base cabinets
- Top mount china sinks with Moen two handle chrome faucets, coordinating shower faucet and tub filler
- Separate private water closet
- Elongated high efficiency toilet in water closet
- Full width vanity mirror

DISTINCTIVE SECONDARY BATHS

- Full width vanity mirror
- Solid surface countertops and splash
- Top mount china sink with moen two handle chrome faucet and coordinating tub/shower faucet
- Elongated high efficiency toilet
- Tub/Shower fiberglass insert with coordinating shower rod
- 18x18 Emser tile flooring

POWDER BATHS (PER PLAN)

- Pedestal sink
- Elongated high efficiency toilet
- Moen two handle chrome faucet and bath accessories
- Oval vanity mirror
- 18x18 Emser tile flooring

TECHNOLOGY, SECURITY AND SAFETY

- Base home structured wiring
- Category-5 high speed telephone wiring at kitchen area
- RG-6 coaxial cable TV wire at master suite and great room
- Combination Smoke/Carbon Monoxide detectors with battery back-up in all hallways; smoke detectors in all bedrooms
- Raised panel solid core fire door from garage
- 30-Year composition roof
- Sliding glass doors with tempered safety glass
- Interior GFI circuits per NEC code





ENERGY SAVING FEATURES CONT.

- 2x6 exterior wall around living area
- R-38 ceiling/attic insulation over living space
- A total of R-23 exterior wall insulation with exterior stucco system
- Insulated concrete slabs
- Low E² energy efficient white vinyl dual pane windows
- Water conserving toilets, faucets and shower heads
- Setback thermostat to conserve energy and maintain a comfortable home temperature
- Weatherproof protection around all windows and polyseal protection around exterior doors
- Full exterior door weather stripping excluding garage doors
- Water conserving sprinkler heads for water usage efficiency
- 14 SEER air conditioning unit

OPTIONAL FEATURES

- Upgraded countertops, flooring and decorative backsplashes available
- Optional room conversions (per plan)
- Optional roll-out shelving in kitchen cabinetry
- Upgraded cabinet Styles, wood species, crown molding and optional cabinet hardware
- Optional Whirlpool, GE and KitchenAid appliances
- Upgraded undermount kitchen sinks
- Upgraded undermount and top mount bath sinks
- Electrical pre-wire options
- Upgraded light and fan fixtures
- Upgraded Moen faucets
- Drop zones (per plan)
- Upgrades shower enclosures and glass options
- Cozy fireplace options including linear designs (per plan)
- Secondary bath walk-in shower option
- Optional garage door openers
- Upgrade to PPG paint designer created two-tone schemes throughout home
- Optional trim packages
- Optional interior door styles and hardware
- Window covering packages

