

MOUNTAIN VIEW OF LEGACY INCLUDED FEATURES

EXTERIOR FEATURES

- Cultured Stone in custom finish
- 30-year architectural shingles
- Fiberglass front door and garage service door
- Single hung vinyl windows with Low-E glass
- Full wood wrap on windows
- 5" pre-finished, seamless gutters
- 12" gable overhangs
- 2 frost-free exterior hose bibs with vacuum breakers
- 2 weather protected electrical outlets
- 3-car wide private concrete driveway
- Coach lights at all exterior doors
- Recessed lighting on front porch per plan on specific model types
- 2x6 wall studs at 16" on center
- Hardboard and stucco siding per elevation
- Full gutter and downspouts on all horizontal eaves
- Gas line to back patio

GARAGE FEATURES

- Drywall and painted garage interior
- Steel insulated pre-finished garage door
- Garage door openers and keypad included

IMPRESSIVE INTERIORS

- 9' ceiling heights with textured finish, 8' ceiling heights in 2nd floor bonus suites
- 10' tray ceilings in the kitchen, dining room, living room & owner's suite (varies with bonus suite addition)
- 1" x 4" door casing with 6" header and 1" x 6" base moldings
- Drywall with square corners and hand troweled texture on walls
- Sherwin Williams (or equal) paint package with semi-gloss finish on trim

- Raised panel, smooth finish, 8' interior doors
- Kwikset lever door hardware in Brushed Nickel
- Painted wood shelving in closets, linen, and pantry
- Laundry tub in laundry room
- R-21 insulation in the walls
- R-38 insulation in the ceiling (ranch homes)
- R-38 and R-30 insulation in the ceiling (bonus suite home)
- R-19 insulation in the garage and crawl space
- Conditioned crawl space

KITCHEN FEATURES

- Timberlake Sonoma high quality square panel cabinetry with 36" uppers in various finishes and colors
- Heavy gauge stainless steel kitchen sink
- 3cm granite or quartz countertops with backsplash
- Garbage disposal
- Delta single handle pull-out faucet with built in sprayer in stainless finish
- Oversized kitchen island with overhang for seating
- Upgraded KitchenAid appliances including 36" cooktop, built-in oven and microwave, quiet dishwasher

FLOORING FEATURES

- Hard surface flooring throughout living area
- Carpeting in bedrooms and dens

BATHROOM FEATURES

- Raised vanity with convenient storage drawers in various finishes
- Delta plumbing fixtures in stainless finish
- Hard surface countertops with undermount sinks
- Double sink vanity in owner's bath

- Bathroom accessories in stainless finish
- 50-gallon quick recovery water heater
- Ceramic tile flooring
- Ceramic tile surround and pan in master bath shower
- White toilet with elongated bowl

ELECTRICAL

- Phone, cable, overhead light and fan prewire in all bedrooms, living room and den
- Quality lighting fixtures in Brushed nickel per plan
- Smoke and carbon monoxide detectors
- GFI protected receptacles per building code

HVAC

- 95% gas furnace with digital programmable thermostat
- HVAC equipment located on the first floor for convenience and improved efficiency
- 13 SEER air conditioner

LANDSCAPE PACKAGE

- Professionally designed landscape package with sodded lawn
- Private courtyard with concrete patio and mulched planting

PEACE OF MIND

- HERS rated
- Pre-settlement meeting with your project manager
- Quality inspection done on all homes prior to settlement
- Sealed penetrations at all walls and around windows

