

VILLAS AT LAKE VISTA

Luxury Two-Story Townhomes

Included Features

Quality Construction Features:

- Vapor barrier under all concrete floors
- Quality kiln dried lumber throughout
- On site construction, featuring studs 16" on center
- Engineered post-tension slab foundation

Interior Features:

- 8' interior doors (per plan)
- Privacy locksets on master bedroom and bathroom doors
- ADT® Security system with keypad - wired at windows and doors
- Plush soil resistant carpet with 5 lb, 3/8" pad
- Ceramic tile in entry, kitchen, breakfast, utility and baths
- Metal closet rods
- Deluxe Trim Package with 6 1/2" baseboards downstairs, 3 1/2" door casings, and 2 stage crown molding in two rooms (per plan)
- Rounded sheetrock corners throughout
- Decora rocker switches throughout with (1) 3-way Decora dimmer in family room
- Ceiling fan in master bedroom, family & game/loft
- 36" fireplace with ceramic tile surround, wood mantle and gas start

Luxurious Bathrooms:

- Oversized shower in master with low-maintenance acrylic finish
- Glass enclosed shower in master bath with matching ceramic tile surround
- Stylish elongated porcelain commodes
- Oversized plate glass vanity mirrors
- Moen Brantford® brushed nickel faucets with 8" spread in master and 4" spread in secondary bath

Deluxe Kitchens:

- Granite countertops with ceramic tile backsplash in kitchen and all baths
- Site finished, raised panel cabinets with hidden hinges with 42" uppers
- Stainless Steel Frigidaire Appliances
- Gas cook top with electric self-cleaning oven
- Microwave oven and dishwasher
- Garbage disposal
- Ice maker connection
- Double bowl stainless steel undermount sink
- Moen Camerist® "Pullout" faucet in stainless steel
- Kitchens open to living area per plan
- Cabinet above refrigerator

Energy Saving Features:

- R-38 flat ceiling insulation
- R-15 wall insulation
- R-22 in vaults
- 2-Hour premium noise reducing fire separation wall (shaft liner)
- LP® OSB Radiant Barrier
- State of the art Pex plumbing and lifetime copper wiring
- Polyseal on all base plates and rough openings
- Low E Double pane insulated frame vinyl windows with divided lights on front elevation
- LP Smart soffit and roof venting to ensure proper ventilation with 40 yr. mfg. warranty
- Moen plumbing fixtures
- Energy efficient 50 gallon quick recovery gas water heater
- Nominal 16 SEER HVAC System
- Cost effective natural gas heating
- 30-year architectural shingle

(R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.)



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Included Features Continued . . .

Electrical:

- 2 outside waterproof electrical outlets
- Pre-wire for telephone jacks in master and kitchen
- Pre-wire for cable television in master, family and game/loft
- High speed category 5 telephone/computer wiring
- Smoke detectors (per city code)
- G.F.C.I. outlets in kitchen, bathrooms, garage and exterior
- Carbon Monoxide detector (per city code)

Exterior Features:

- “Slurry” finished brick exterior elevations
- Full-light patio door, and 4’ wrought iron fence with gate
- 8’ front door with wrought iron detail and speak easy
- 2 car garage - cedar insulated garage doors with wall opener and remotes
- Painted garage interior
- 6” round full metal gutter system, including downspouts and vented soffits
- Yards fully landscaped including sprinkler system maintained by the HOA
- 30-year architectural shingle

Other Quality Features:

- Pre-construction and pre-closing orientations with your personal Builder
- Manufacturers and Builder warranty
- Ten year transferable (1-2-10) new home warranty provided by **StrucSure** for your peace of mind
- Closing services through Stewart Title with Stewart Concierge services

Optional Features to Personalize Your Home:

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Professional interior decorator assistance for standard and optional selections at state of the art design studio

Many other options to choose from. Please see your Sales Consultant for additional information.

*This sheet is for illustrative purposes only and is subject to change at any time without notice. **Floor plans and included features may vary according to alternate style selected and are subject to change without notice.** Optional items indicated are available at additional cost.*

