



## VILLA SERIES

### QUALITY CONSTRUCTION

- Limited 9-Year warranty
- High efficiency electric air conditioning and high efficiency gas furnace
- Semi-conditioned R-22 spray foam cathedralized attic insulation
- Dual-pane low-E vinyl windows and sliding glass doors
- Carbon monoxide and smoke detectors
- Rapid recovery 40 gallon gas water heater
- Pex water piping system
- Pre-plumbed for soft water system
- Post tension foundation system
- In wall pest defense system, ready for activation
- Upgraded Sherwin Williams paint products

### COMFORT AND CONVENIENCE

- Abundant LED lighting in Kitchen and halls
- Structured wiring includes 5 data/phone outlets and/or television outlets with choice of location
- USB outlets in Primary Bedroom and Kitchen
- Weatherproof exterior outlets at outdoor living space and front porch
- Outlet for golf cart charger
- Digital, programmable and WiFi-enabled thermostat
- Pre-wired for satellite television
- Large covered outdoor living space
- Conveniently located hose bibbs

### ELEGANT BATHS

- Spacious shower with seat and separate soaking tub in Primary
- Comfort height raised vanities with granite tops and undermount sinks in baths
- Dual sinks in Primary
- Soaking tub and cultured marble surrounds in secondary bath
- Comfort height, elongated toilets at all baths
- Delta bath faucet collection
- Powder Room with pedestal sink

### DISTINCTIVE EXTERIORS

- Fully Landscaped
- Enclosed rear courtyard with brick-capped stucco walls and wrought iron gate
- Spacious 2-car garage
- Gas stub for future BBQ
- Elegant 8' high entry door with choice of Schlage handleset and dead bolt
- 8' high insulated sectional steel garage door with Liftmaster electric opener and remotes
- Rain gutters
- Stucco primed with high-end masonry primer
- Lit address numbers
- Color-thru, concrete roof tile

### CLASSIC KITCHEN FEATURES

- Granite countertops - Epiphany collection
- LG Stainless appliance package including an electric smoothtop range, vented micro-hood, and Energy Star dishwasher with Stainless Steel interior tub and liner
- Stainless Steel, undermount, single bowl sink
- Delta pull-out faucet
- Kitchen island with counter height extended top
- Spacious pantry
- Built-in look refrigerator space
- Waterline to refrigerator for icemaker
- Heavy duty garbage disposer
- 36" upper cabinets, crown moulding and choice of stain color

### INTERIORS AT A GLANCE

- 10' ceilings in Kitchen and Great Room
- Spacious Primary closet with high/low rods and shelving
- Rounded interior drywall corners
- Quad electric outlets at each bedside in Primary
- Tile in Foyer, Kitchen, Dining (per plan), Laundry and Baths
- Stylish stain resistant carpet in choice of color
- 3-1/4" baseboards
- Schlage interior door hardware
- Skip trowel textured drywall finish
- Pre-wired for ceiling fans in Great Room and Primary Bedroom
- Choice of interior door style

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