



## COURTYARD VILLA SERIES

### QUALITY CONSTRUCTION

- Energy Star certified
- Diamond level Environments For Living rating
- Limited 9-Year warranty
- 14-SEER high efficiency electric air conditioning and heat pump
- Semi-conditioned R-22 spray foam cathedralized attic insulation
- Dual-pane low-E vinyl windows and sliding glass doors
- Carbon monoxide and smoke detectors
- Energy Saver 40-gallon electric water heater
- Pex water piping system
- Pre-plumbed for soft water system
- Post tension foundation system
- Upgraded Sherwin Williams paint products

### COMFORT AND CONVENIENCE

- Abundant LED lighting in Kitchen and halls
- Structured wiring includes 2 phone/data outlets and 2 television outlets with choice of location
- USB outlets in Master Bedroom and Kitchen
- Weatherproof exterior outlet at outdoor living space and front porch
- Digital and programmable thermostat
- Pre-wired for satellite television
- Large covered outdoor living space with recessed lighting
- Conveniently located hose bibbs

### CLASSIC KITCHEN FEATURES

- Granite countertops - Epiphany collection
- LG Stainless appliance package with an electric smoothtop range, vented micro-hood, and Energy Star dishwasher with Stainless Steel interior tub and liner
- Kohler Stainless Steel, self-rimming, dual bowl sink
- Delta pull-out faucet
- Kitchen island with eating bar
- Spacious pantry
- Waterline to refrigerator for icemaker
- Heavy duty garbage disposer
- 36" upper cabinets, crown moulding, choice of stain color

### DISTINCTIVE EXTERIORS

- Fully landscaped
- Spacious 2-car garage with 2' additional depth
- Enclosed rear courtyard with stucco walls and wrought iron gate
- Elegant 8' high entry door with choice of Schlage handleset and deadbolt
- Spanish Lace stucco finish
- Stucco primed with high-end masonry primer
- Insulated sectional steel garage door with Liftmaster electric opener and remotes
- Color-thru, concrete roof tile with 'S' tile
- Exterior coach lights
- Rain gutters

### INTERIORS AT A GLANCE

- 9' flat ceilings
- Rounded interior drywall corners
- Spacious Master closet
- Quad electric outlets at each bedside in Master
- Ceramic tile in Foyer, Kitchen, Dining (per plan), Laundry and Baths
- Stylish stain resistant carpet in choice of color
- 3-3/16" baseboards
- Choice of interior door style and Schlage hardware
- Skip trowel textured drywall finish
- Pre-wired for ceiling fans in Master Bedroom and Great Room

### ELEGANT BATHS

- Granite vanity tops with self-rimming sinks
- Comfort height raised vanities
- Spacious shower in Master with tile surrounds and floor
- Dual sinks in Master
- Comfort height toilet in Master
- Elongated toilets
- Delta bath faucet collection
- Decorative vanity light fixtures

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