

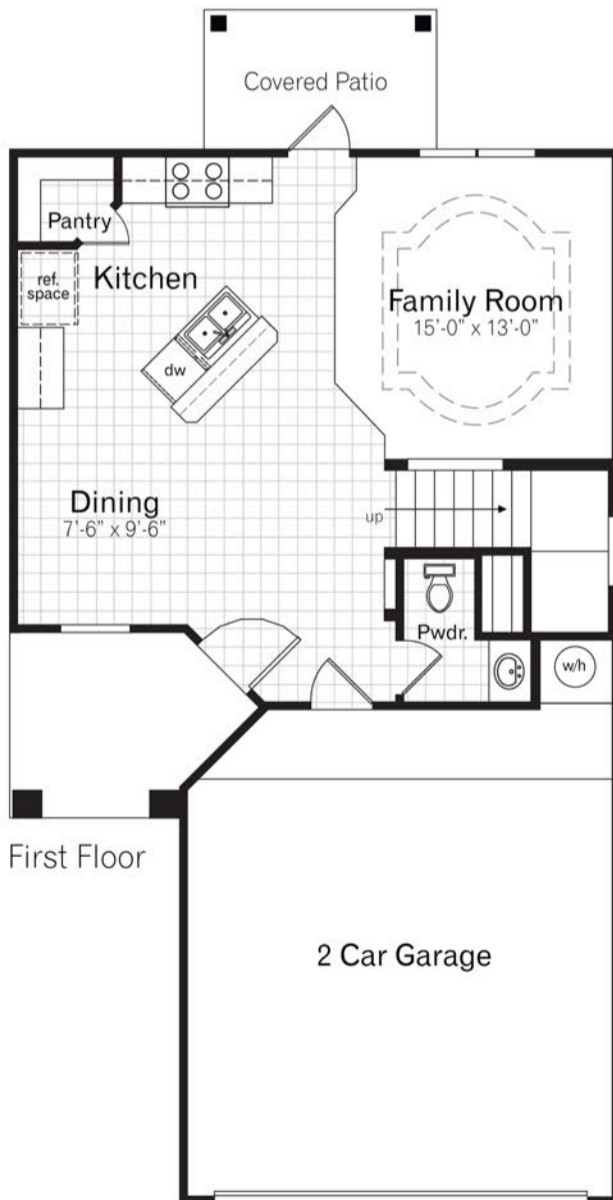


Valencia

1425 sqft.

This Home Features

- 3 Bedrooms
- 2 1/2 Baths
- Open Kitchen/Family Room
- 2 Car Garage



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Kitchen

- **Wilsonart Laminate Tops with Self-Rimming Stainless Steel Double Bowl Sink**
- 3 Piece Appliance Set (Black Whirlpool)
 - ~ Dishwasher
 - ~ Free-Standing Range
 - ~ Microwave (above range)
- Vinyl Floor in Kitchen
- Vinyl Floor in Breakfast
- Garbage Disposer
- Recessed Can Lights

Master Bath

- Cultured Marble Bath Tops with Integrated Bowl
- **Custom Walk-In Shower (per plan)**
- Cultured Marble Garden Tub (per plan)
- **Tile Walls at Master Shower**
- Vinyl Floors
- Elongated Commodes

Powder Room & Secondary Baths

- Cultured Marble Bath Tops with Integrated Bowl
- Porcelain Steel Tub
- Tiled Walls at all Tubs
- Vinyl Floors
- **Elongated Commodes**

Utility Room

- Shelf or Drying Pole (per plan)
- Tile Floors

Insulation

- Polyseal Insulation of Frame Exterior, Doors, Windows, Plates
- R-38 Attic Insulation
- R-19 Sloped Ceiling Insulation
- R-13 Wall Insulation
- Moisture Barrier Wrap on Frame
- Attic Venting at Eaves and Ridges

Electrical

- Recessed Lights Throughout (per plan)
- Cable/Phone Outlets (minimum of 2 per plan)
- Integrated Smoke Detectors with Battery Backup
- Ceiling Fans in Living & Master Bedroom
- **Brushed Nickel Electrical Fixtures**

HVAC

- 14 SEER Heat Pump
- Programmable Thermostat (each unit)

Plumbing

- Moen Plumbing Fixtures (Chateau Chrome)
- Porcelain Steel Tubs
- High Pressure Water Lines

Interior

- First Floor: 8ft. Ceilings (9ft. Ceiling if 2 Story)
- Second Floor: 8ft. Ceilings
- **Brushed Nickel/ORB Hardware with Lever Handles**
- Choice of Sherwin Williams Interior Paint Colors
- **Monterrey Drag Texture on all Interior Walls**
- Rounded Corners (per plan)
- Vinyl Floor in Foyer
- Carpeting: Shaw

Architectural & Design

- **Rich Architectural Features Throughout**
- 6 Panel Fiberglass Front Door
- Attractive Front Door Hardware Handle Set
- Spacious Covered Patio (per plan)

Structural & Framing

- **Steel Reinforced Engineered Foundation**
- **Conventional Stick-Framed Construction**
- **16" On Center Wall Framing**
- Engineered Floor Systems
- Open Web Floor Trusses
- 3/4" Tongue-&-Grooved Sub-Floors
- Energy Efficient Radiant Barrier Roof

Exterior

- Vinyl Low-E Double Pane Windows (White or Beige)
- Real Trim Factory-Primed Exterior Trim (full 2x8 fascia)
- **Brick (front elevation - per plan)**
- Cement Siding (sides and 2nd story)

Warranty

- **2-10 HBW Home Buyer's Warranty: 2 yr Mechanical, 10 yr Structural**
- **Third Party Inspections at Foundation, Rough Mechanical, Frame, and Final**

Garage

- Raised Panel Garage Door
- Attached Garage (per plan)
- **Garage Sheetrocked, Painted, and with Baseboard**
- Prewired for Garage Door Opener

Landscaping

- Shrubs in Front Yard
- At least 2 Trees per Yard
- 6'x6" Picket Fence with Gate - Cedar
- 2 Hose Bibs (per plan)
- Sod (entire yard)

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