

LEGACY ESTATES AT MORRISON RANCH

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ENERGY SAVINGS

Designed to meet the stringent Environments For Living "Platinum Level" energy efficiency requirements
HERS score 66 or below
High efficiency air conditioner
Dual pane, triple coat double Low E super solar windows and doors with vinyl frames on windows and sliding glass doors for added energy efficiency
R-13 exterior blown wall insulation total composite value (most areas)
R-30 ceiling insulation composite value (most areas)
Cost efficient 50-75 gallon gas water heater (per plan)
Water conserving toilets
Central air conditioning zoning system (per plans)
Programmable thermostat(s)
Compact fluorescent bulbs (CFL) (most lighting fixtures)
Dimmer switches on hanging light fixtures
Radiant Barrier Tech Shield roof sheathing
Energy Efficient gas water heater

ELEGANT KITCHENS

3 cm granite countertops
Cabinets with adjustable shelving, concealed hinges and crown moulding
Center island work stations and eating bar (per plan)
Spacious pantry
Generous recessed lighting
Stainless steel undermount sink and chrome faucet with pull out sprayer
Stainless steel appliances
36" cook top and built-in oven/microwave combo
Built-in high efficiency dishwasher
Pre-plumbed for ice maker line
Pre-plumbed for reverse osmosis
Food waste disposal

STRIKING EXTERIORS

Architecturally inspired exteriors in a choice of Ranch, Prairie, Craftsman, or Farmhouse styles
Architectural detailing on all four sides of the home
Covered patios with architectural detailing and concrete tiled roof
Finished two and three car garages (per plan)
Exterior paint primer under interior beauty and comfort
Covered front porches (per plan and elevation)
Rich exterior color palette
Almond colored window frames
Insulated roll-up sectional garage doors
Garage Door Opener with 2 remotes
Garage coach lights
Elegant lace and sand style stucco
ProMar 400 Exterior paint

DRAMATIC INTERIORS

Supreme livability with well designed floor plans for furniture placement
Open areas and generous window sizes for spacious ambiance
Contemporary 9', 10' and/or volume ceilings throughout main living areas (per plan and elevation)
Ceiling fan pre-wires at all bedrooms, great room and casita (per plan)
Wiring for (1) Phone and (7) Phone or Cable or TV drops
Elongated toilets in all bathrooms
Designer decora light switches
Architecturally designed arches and art niches (per plan)
Hand troweled walls with rounded corners including windows
Carpeting in a range of designer colors
Ceramic tile at entry, kitchen, breakfast nook, bathrooms & laundry
Raised panel interior doors
Central air conditioning (livable areas)
Dramatic lighting packages
Cultured marble tub surrounds at secondary bathrooms
8' interior doors

OWNERS'S SUITE

Compartmentalized commode at master bath
Walk-in closet with extra shelving
Abundant decorative lighting
Elegant plumbing fixtures

PRACTICALITY AND SAFETY

Post-tension reinforced concrete foundation
Elegant front door handle set with dead bolt lock
Pex plumbing system
Conveniently located interior laundry rooms with recessed box at dryer vent
Convenient front and rear hose bibs
Paved walk and driveways
Extra shelving in bedroom closets
Smoke detectors & carbon monoxide detectors
Side yard gate
Structured wiring enclosure
Elegant 8' weather-resistant fiberglass entry door system (style per elevation)
Garage door opener with two remotes
Generous coat closets and linen areas

OPPORTUNITIES TO PERSONALIZE YOUR HOME

Den, master retreat, casita, game room, guest suite and additional bedroom opportunities
Pre-plumbed for soft water loop or soft water system
Direct vent gas fireplace with tile or stone and TV/media niche at great room
Electrical options
Privacy door at master bathroom (per plan)
Security pre-wire or security system
Audio, visual, structured wiring options
Gas pre-plumb for BBQ
Swimming pools
Custom tile at bathrooms
Spa kitchen and bathroom options
Two-tone interior paint
French doors
Multi-slide patio doors
Upgraded lighting
Upgraded stair railings
Upgraded flooring selections
Upgraded interior trim packages
Upgraded plumbing fixtures and finishes
Upgraded cabinetry
Upgraded appliances
Upgraded granite or engineered stone countertops in many colors and edge details

