

Vista Ridge

Included Features

Striking Exteriors

- Architecturally designed exteriors with rock, brick and stucco detailing (varies by plan and elevation)
- Front masonry architecture provides low maintenance living (per plan)
- Stucco primed with elastomeric topcoat to reduce cracking (per plan)
- Architectural three-tab shingles with 25-year limited warranty
- Covered front porch (per plan)
- Insulated fiberglass front door
- Sand colored energy efficient vinyl windows with divided lite pattern on front of home
- Easy care screens on all operable windows
- **Cemplank** siding per plan
- Decorative coach light at garage
- Waterproof GFCI electrical outlets in front and rear of home
- Exterior water faucets on front and rear of home
- 6' cedar privacy fence with walk gate (per lot layout)
- Move-in ready sodded front and back yard with landscape package

Dramatic Interiors

- Luxurious vinyl wood plank flooring in entry
- **Shaw Criteria** soil resistant carpeting over 3/8" pad
- Hand applied Monterrey finish on walls and ceilings
- Rounded drywall corners throughout home (per plan)

Dramatic Interiors - Continued

- **Sherwin Williams** decorator wall and ceiling paint with a white accent trim color
- Dramatic variable ceiling heights (per plan)
- 2 1/2" baseboards throughout
- Luxurious vinyl wood plank flooring in the utility room
- Raised panel Santa Fe textured interior doors
- Homeowner's choice of any combination of 4 connections for phone (CAT5) or cable (RG6)
- Blocked for ceiling fans at family room and master bedroom
- Dust resistant ventilated closet shelving

Designer Kitchens

- Granite kitchen countertops with 9" stainless steel sink
- **Moen** chrome pull out faucet
- Water filtration system
- Decorative ceramic tile backsplash
- Family sized kitchen island with eating bar (per plan)
- **Whirlpool** black range
- **Whirlpool** microwave and combination vent hood
- **Whirlpool** Energy Star rated dishwasher
- Luxurious vinyl wood plank flooring
- Oak front cabinets with various height upper cabinets and crown molding
- Spacious pantry (varies by plan)
- Heavy duty 1/3 horsepower garbage disposal
- Pre-plumbed for ice maker



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Included Features

Attractive Baths

- Raised height oak front vanity cabinets in master bath
- Cultured marble vanity tops with ogee edge in master bath
- Oversized 36" X 60" shower in master bath
- 12" ceramic tile on master bath shower walls
- Oversized mirrors with cosmetic lighting above vanities
- Luxurious vinyl wood plank flooring in all baths
- **Moen** plumbing fixtures with chrome finish in all baths
- 30" X 60" white vikrell tub in secondary baths
- 12" ceramic tile on tub walls in secondary bath
- Water resistant sheathing at tub and shower walls
- Cultured marble vanity tops with ogee edge in secondary baths
- Oak front vanity cabinets in secondary baths
- Guest friendly pedestal sink in powder bath (per plan)

Energy Saving and Conservation Features

- **Environments for Living** *Platinum* Level
- **Lennox** energy efficient 15 Seer HVAC system
- Digital programmable thermostat
- 40-gallon water heater for up to 3 baths, 50-gallon water heater for 3.5 baths
- Double pane insulated windows with Low e-3 glass
- R-13 wall insulation and R-30 ceiling insulation
- Fresh air intake system for improved air quality
- Foil backed ductwork with a R-6 rating
- Polycel sealant around windows and doors
- Phase 2 Polycel sealant around pipe and wire penetrations
- Exterior door weather stripping
- High strength fire rated 5/8" sheetrock at garage walls and ceilings
- Tempered safety glass in exterior passage doors
- Insulated garage door(s)
- Water conserving toilets throughout the home

Quality Construction Features

- Scheduled personal meetings with your own neighborhood project manager at these stages:
 - Pre-construction walk through
 - Pre-drywall walk through
 - Home buyer orientation prior to closing
- Prewired for garage door opener(s)
- Engineered floor systems on two story homes
- 3/4" tongue and groove subfloor glued and nailed with ring shank nails to prevent squeaks on two story homes
- Hard wired smoke detectors with battery back-up (locations vary by home)
- Integrated pest control system with hidden tubes in the wall
- Decay and termite resistant treated base plates throughout first floor of home
- Corrosion resistant water supply lines
- **2-10** 10-year home warranty includes:
 - 10 year limited structural warranty
 - 2 year warranty on mechanical systems
 - 1 year warranty on workmanship items
- Name brand manufacturer's warranties
- Third party inspections at all critical junctures of construction
- Individually designed and engineered post tension concrete foundations
- Individually engineered framing plans

Personalized Features

- Ability to select from a wide variety of home exteriors
- Choose from a wide variety of exterior architectural styles, colors and materials
- Scheduled appointments with an accredited decorator to assist you in personalizing your home
- Wide selections of interior choices including carpeting, tile, wood, stone, light fixtures, appliances, cabinets and much, much more
- Architecturally designed pre-priced structural options to fit your family's needs
- Regularly scheduled follow-up by your neighborhood team to provide updates on your home's progress



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