

Included Features

Skyline Ranch

INTERIOR STANDARD FEATURES

- Hand Laid Ceramic Tile In Entry, Kitchen, Nook, Pantry, Utility Room, And All Baths
- Luxurious Carpet With Numerous Choices Includes Upgraded Half Inch Pad
- High Quality, Satin Enamel Paint With Lacquer Undercoat On All Wood Work
- Elegant Six-Panel Smooth Interior Doors
- Finished Garage Complete With Painted And Textured Walls
- High Profile 5 1/4 Inch Baseboards With Scroll Top
- Full Security System On All Exterior Doors And Operable Windows With Keypad And Attic Siren
- Custom-Built, Satin Finished Stained Cabinets
- Raised Panel "Picture Frame" Cabinet Doors With Hidden European Style Hinges
- Beautiful Cultured Marble Vanities In Baths With Custom Crafted Deep Bowls And 36" Custom Cabinets
- Drag Textured Wall And Ceilings
- Distinctive Rounded Corners At Interior Openings, Excluding Windows
- Steel Tub/Shower With Tile Surround In Secondary Bathrooms
- Pre-wired With 2 Telephone Outlets, And 3 Satellite Outlets
- Ceiling Fan With Light Kit In Great Room
- Secondary Bedrooms Blocked For Future Fans
- Game Room And Owner's Retreat Wired For Future Fans
- Smoke Detectors Interconnected With Battery Backups
- Pull Down Attic Stairways With Attic Lights (Per Plan)

OWNER'S RETREAT FEATURES

- Cultured Marble Vanities With Custom Crafted Deep Bowls
- **Smooth Satin Stained 36" Base Custom Cabinets**
- Obscure Tempered Glass Exterior Window (Per Plan)
- Deluxe Shower With Tile Surround And Recessed Tile Floor
- **Spacious Drop In Soaking Tub with Tile Surround And Custom Wood Skirt**

GOURMET KITCHEN FEATURES

- Locally Crafted, Satin Finished Stained Cabinets
- **3cm Granite Countertops With Stainless Undermount Sink**
- Raised Paned ("Picture Frame") Doors With Hidden European Style Hinges.
- Double Compartment Stainless Steel Sink
- Recessed Lighting
- Frigidaire® 30 Inch Stainless Steel Electric Smooth Top Range With Microwave Oven Above
- Frigidaire Built In Stainless Steel Dishwasher
- Distinctive Delta® Plumbing Fixtures
- 1/3 Horsepower In-Sink Disposal
- Icemaker Connection

EXTERIOR STANDARD FEATURES

- Rugged Clay Fired, Kiln Dried, Brick
- Covered Front Porches With Extended Front Porch Options
- Two Coach Lights On Garage
- Bermuda Sod Front, Rear and Both Sides
- Classically Landscaped Front Yard Including Two Trees
- Full Yard Programmable Sprinkler System With Rain Sensor
- Six-Foot Wood Privacy Fence With Wood Posts And One Gate
- Wide Selection Of Paint Colors And Brick Choices
- Cultured Stone Address Plate
- Garage Pre-Wired For Future Opener
- Custom Metal Mailbox Per Community Standards

ENGINEERING & ENERGY EFFICIENT FEATURES

- **14 SEER Trane® Zoned Heating And Air-Conditioning**
- Programmable Thermostat(s)
- R-13 Fiberglass Insulation In All Exterior Walls
- R-22 Fiberglass Insulation In All Sloped Ceilings
- R-30 Blown Fiberglass Insulation In All Ceilings
- **Low E Vinyl Windows with Divided Light on Front Elevation**
- Zurn Pex® Water Pipe With Metal Flex Trim Pipe
- Critical Air Infiltration Openings Sealed With Expanding Polyurethane Foam
- Engineered Post Tension Foundation
- **30 Year Architectural Roofing Shingles**
- **Tech Shield® Radiant Barrier Roof Decking**
- 52-Gallon Hot Water Heater
- Squeak Resistant I-Joist Sub Floor Beams On All Two-Story Plans
- Tongue And Groove OSB Subfloor Installed With Glue, Screws, And Nails
- Sheetrock Edges Secured With Screws To Help Prevent "Nail Pops"
- Fiber Cement Continuous Soffit Ventilation
- Limited 1-Year Workmanship, 2-Year Systems, And 10-Year Major Structural Defect Warranty

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