



# Brookstone Included Features

## ATTRACTIVE INTERIORS:

- Durable and Attractive Hard Surface Flooring in Foyer, Family Room, Study (per Plan), and Dining Toom, per floor zone
- Satin Nickel Door Hardware
- Shed Resistant, Continuous Filament Carpet with Stainguard
- 1/2 -Inch, 6-Pound Nominal Carpet Pad
- Crown Molding in 1st Story Entry, Extended Entry, Dining Room, Family Room, Kitchen, Breakfast and Study, per plan
- 5-Blade Ceiling Fan with Light Kit in Master Bedroom, Secondary Bedrooms, Family Room, Study and Game Room, per plan
- Divided Lite Windows to Compliment Front Elevations
- 2" Faux Wood Blinds on All Operable Windows
- Rounded Drywall Corners Throughout Home (excludes window returns)
- Designer 2-Toned Paint Package
- Monterey Drag Textured Walls and Ceilings
- Raised Panel Interior Doors Throughout Home
- Metal Stair Balusters, per plan
- Designer Light Fixtures Throughout Home
- Decora Rocker Switches Throughout Home
- Security System with Motion Detector, Keypad and Sensors on all Accessible 1st Floor Windows and Exterior Doors

## EXTERIOR DESIGN & CONSTRUCTION FEATURES:

- Eye-Catching Exterior Elevation with Architectural Detailing
- Weatherproof Fiber-Cement Siding with 30 Year Warranty
- Landscape package with Backyard Fencing, per community guidelines
- Full Sod in Front and Rear Yards
- Front Elevation Gutters
- Stylish Energy Efficient Front Door
- Full Lite Back Patio Door with Built-In Mini-Blind
- Two-Tone Exterior Paint Package
- Designer Coach Light, per plan
- Hose Bibbs at Front and Rear of Home
- Genuine Fired Clay Brick
- Bricked 1st Floor Exterior, All 4 Sides
- Masonry Address Block
- Covered Concrete Patio with Ceiling Fan
- Deadbolt Locks on Exterior Doors, where applicable
- Weatherproof Exterior Outlets at Front and Rear of Home
- Design Enhanced Over-Head Garage Door with Opener and 2 Remotes
- 3000 PSI Post-Tension Foundation Certified by an Independent Engineer
- Engineered Subfloor Framing System on Two-Story Homes with 3/4" Tongue and Groove Sub-Flooring

## ENGAGING KITCHEN FEATURES:

- Stylish Appliance Package:
  - o Fully Integrated Dishwasher
  - o 30" Free Standing Self-Cleaning Gas Range
  - o Microwave with Soft Touch Panel
  - o Side by Side Refrigerator with Ice Maker and Water Dispenser
- Durable and Attractive Hard Surface Flooring in Kitchen and Breakfast Area
- 36" Designer Cabinets with Crown Molding and Under-Cabinet Lighting
- Decorative Cabinet Hardware
- Granite Countertops
- Mosaic Backsplash
- Deep Dual Basin Stainless Steel Undermount Sink
- Classic Stainless Faucet with Pull Out Spray Nozzle
- Insulated Garbage Disposal
- Recessed Lighting in Kitchen and Breakfast Areas, per plan
- Electric and Gas Connections at Range

## INCLUDED FEATURES UNIQUE TO CANYON LAKES WEST:

- Cutting Edge Stainless Steel Appliance Package

Prices are non-negotiable

Continued on Back



# Brookstone Included Features

## ENERGY EFFICIENCY & TECHNOLOGY:

- Energy Star 3.0 Builder - Every Home Independently Inspected to Meet Stringent Energy Star Guidelines
- Exterior Air Filtration Damper
- Automated Keyless Entry
- Programmable Thermostat with Humidity Control
- 16-SEER Air Conditioning System
- Radiant Barrier Roof Decking to Reduce Attic Temperature
- Roof Ventilation and Air Vents, per plan
- (1) 50-Gallon or (2) 40-Gallon High Efficiency Gas Water Heaters, per plan
- R-38 Insulation in Flat Ceilings (where accessible)
- R-22 Insulation on Sloped Ceilings and Attic Walls
- R-13 Insulation on Exterior Walls (where applicable)
- Poly Seal Insulation Throughout to Minimize Air Infiltration and Ensure Energy Efficiency
- High Performance, Multi-Layer Low E Insulated Windows for Added Energy Efficiency
- Vinyl Window Frames in Tan Color
- Structured Wiring System to Meet or Exceed Development Specifications
- Wiring for Telephone Outlets in All Bedrooms, Study, Kitchen and Game Room, per plan
- Wiring for Cable Outlets in All Bedrooms, Study, Game Room and Media Room, per plan
- Multi-port Branch and Tee Plumbing System

## ELEGANT MASTER BATH:

- Durable and Attractive Ceramic Tile on Bath Floor
- Luxurious Garden Tub
- Separate Shower with Ceramic Tile Surround and Tiled Shower Seat, per plan
- Semi-Frameless Glass Shower Enclosure
- Opaque Rain Glass Window at Tub, per plan
- Climate Controlled Master Closet with Fluorescent Lighting
- Designer Vanity Cabinets To Match Kitchen
- Stylish Dual Cultured Marble Vanity Tops, per plan
- Full Width Vanity Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

## UTILITY ROOM FEATURES:

- Durable and Attractive Hard Surface Flooring
- Shelving for Convenient Storage
- Top Load Washer and Electric Dryer
- Freezer Space, per plan

## IDEAL SECONDARY BATHS:

- Durable and Attractive Ceramic Flooring
- Ceramic Tile Shower Surrounds
- Designer Vanity Cabinets To Match Kitchen
- Stylish Cultured Marble Vanity Tops
- Full Width Vanity Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

## POWDER ROOM FEATURES (per plan):

- Durable and Attractive Ceramic Flooring
- Porcelain Pedestal Sink
- Decorative Oval Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

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The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see actual home purchase agreement information, disclosures and disclaimers relating to the home and its features. 01/23/14.



# Lakeside Included Features

## ATTRACTIVE INTERIORS

- Durable and Attractive Ceramic Tile in Foyer
- Brushed Nickel Door Hardware
- Shed Resistant, Continuous Filament Carpet with Stainguard
- 1/2 -Inch, 6-Pound Nominal Carpet Pad
- 5 ¼" Base Boards Throughout the First Floor Living Area
- 5-Blade Ceiling Fan with Light Kit in Master Bedroom, Secondary Bedrooms, Family Room, Study, and Game Room, per plan
- Direct Vent Fireplace with Gas Logs and Remote Control
- Cast Stone Fireplace Surround
- Divided Lite Windows to Compliment Front Elevations
- 2" Faux Wood Blinds on All Operable Windows
- Rounded Drywall Corners Throughout Home (excludes window returns)
- Monterey Drag Textured Walls and Ceilings
- 8' Raised Panel Interior Doors on First Floor
- Divided Lite French Doors at Study, per plan
- Metal Stair Balusters, per plan
- Designer Light Fixtures Throughout Home
- Decora Rocker Switches Throughout Home
- Backpack Rack with Storage Bench, per plan

## EXTERIOR DESIGN & CONSTRUCTION FEATURES:

- Eye-Catching Exterior Elevation with Architectural Detailing
- Weatherproof Fiber-Cement Siding with 30 Year Warranty
- Landscape package with Backyard Fencing, per community guidelines
- Full Sod in Front and Rear Yards
- Front Elevation Gutters
- Stylish 8' Energy Efficient Front Door
- 8' Full Lite Back Patio Door with Built-In Mini-Blind
- Brick Front Porch
- Two-Tone Exterior Paint Package
- Designer Coach Lights
- Hose Bibbs at Front and Rear of Home
- Genuine Fired Clay Brick
- Masonry Address Block
- Covered Concrete Patio, per plan
- Deadbolt Locks on Exterior Doors, where applicable
- Weatherproof Exterior Outlets at Front and Rear of Home
- Design Enhanced Insulated Over-Head Garage Door and Opener with 2 Remotes
- Exterior Ceiling Fan on rear porches, per plan
- 30 Year High Quality Dimensional Shingles
- Bricked 1st Floor Exterior, all 4 Sides

## EXTERIOR DESIGN & CONSTRUCTION FEATURES (cont.):

- 3000 PSI Post-Tension Foundation Certified by an Independent Engineer
- Engineered Subfloor Framing System on Two-Story Homes
- 3/4-Inch Tongue and Groove Subflooring Secured with Screws and Adhesive on Two Story Homes

## ENERGY EFFICIENCY & TECHNOLOGY:

- Energy Star 3.0 Builder - Every Home Independently Inspected to Meet Stringent Energy Star Guidelines
- Exterior Air Filtration Damper
- Automated Keyless Entry
- Programmable Thermostat with Humidity Control
- Lennox 16-SEER Air Conditioning System
- Dual-Zone Air Conditioning System on 2 Story Plans
- Radiant Barrier Roof Decking to Reduce Attic Temperature
- Roof Ventilation and Air Vents, per plan
- (1) 50-Gallon or (2) 40-Gallon High Efficiency Gas Water Heaters, per plan
- R-38 Insulation in Flat Ceilings (where accessible)
- R-22 Insulation on Sloped Ceilings and Attic Walls
- R-13 Insulation and R-3 Sheathing on Exterior Walls (where applicable)
- Poly Seal Insulation Throughout to Minimize Air Infiltration and Ensure Energy Efficiency
- High Performance, Multi-Layer Low E Insulated Windows for Added Energy Efficiency
- Vinyl Window Frames in Tan Color
- Structured Wiring System to Meet or Exceed Development Specifications
- Wiring for Telephone Outlets in All Bedrooms, Study, Kitchen and Game Room, per plan
- Wiring for Cable Outlets in All Bedrooms, Family Room, Study Game Room, and Media Room, per plan
- Multi-port Branch and Tee Plumbing System
- Security System with Motion Detector, Keypad and Sensors at First Floor Windows and Exterior Doors



EVERYTHING'S  
INCLUDED  
HOMES

# Lakeside Included Features

## LUXURY KITCHEN FEATURES:

- Stainless Steel Built-In Appliance Package:
  - Fully Integrated Dishwasher
  - 30" Self-Cleaning Oven
  - 30" Gas Cooktop with Sealed Burners
  - Microwave with Soft Touch Panel
  - Side-by-Side Refrigerator with Ice Maker and Water Dispenser
- Durable and Attractive Ceramic Tile in Kitchen and Breakfast Area
- 42" Raised Panel Stained Cabinets with Crown Molding and Under-Cabinet Lighting
- Natural Stone Countertops with a Choice of Edge
- Tumbled Marble Backsplash available in various patterns
- Deep Dual Basin Stainless Steel Under mount Sink
- Satin Nickel Faucet with Pull Out Spray Nozzle
- Insulated Garbage Disposal
- Recessed Lighting in Kitchen and Breakfast Areas, per plan
- Pendant Lighting Over Kitchen Island, per plan
- Under Cabinet Lighting
- Electric and Gas Connections at Cooktop
- Spacious Pantry, per plan

## ELEGANT MASTER BATH:

- Durable and Attractive Ceramic Tile on Bath Floor
- Luxurious Garden Tub
- Separate Shower with Ceramic Tile Surround and Semi-Frameless Glass Shower Enclosure
- Opaque Rain Glass Window at Tub, per plan
- Climate Controlled Master Closet with Fluorescent Lighting
- His & Hers Stained Vanity Cabinets
- Stylish Dual Cultured Marble Vanity Tops, per plan
- Full Width Vanity Mirror
- Brushed Nickel Washerless Faucets
- Brushed Nickel Plumbing Accessories
- Water Conserving Elongated Commode

## IDEAL SECONDARY BATHS:

- Durable and Attractive Ceramic Tile on Bath Floors and Shower Surrounds
- Stained Vanity Cabinets
- Stylish Cultured Marble Vanity Tops
- Full Width Vanity Mirror
- Brushed Nickel Washerless Faucets
- Brushed Nickel Plumbing Accessories
- Water Conserving Elongated Commode

## POWDER ROOM FEATURES (per plan):

- Durable and Attractive Ceramic Tile Flooring
- Porcelain Pedestal Sink
- Decorative Oval Beveled Mirror
- Brushed Nickel Washerless Faucet
- Brushed Nickel Plumbing Accessories
- Water Conserving Elongated Commode

## UTILITY ROOM FEATURES:

- Durable and Attractive Ceramic Tile Flooring
- Shelving for Convenient Storage
- Top Load Washer and Electric Dryer
- Freezer Space, per plan

## INTERIOR DESIGN CONSULTATION:

- All customers buying at pre-construction receive a complimentary (2) hour design consultation with a professional designer.

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