

# The Summit at Alamo Ranch

## The Vista Collection Everything's Included Standard Features

### Interior Features

- 9 foot or higher ceilings on first floor and some second level two story homes
- Raised ceilings, providing added character to individual rooms and floor plans
- Unique ledges and art niches on every floor plan
- California-style Santa Fe arched-panel interior doors
- 2" faux wood blinds on all operable windows
- Rounded drywall corners (excludes window returns)
- Monterey drag textures on ceilings and walls
- Satin Nickel lever hardware
- Satin Nickel ceiling fans in master bedroom and family room
- Brushed Nickel light fixtures on all floor plans; includes various chandeliers in entries and formal dining rooms
- Minimum of 2 carbon monoxide detectors
- Smoke detectors in all bedrooms
- Stylish oak handrails on all staircases
- Wrought iron balusters on all staircases
- Beautiful stained cast stone wood burning and gas fireplace
- Hand laid tile floors in entry, kitchen & breakfast nook, baths, utility room, family room, extended entry and dining, per plan
- Low Volatile Organic Compound (VOC) - StainGuard - Sherman Williams quality paint
- Low VOC StainGuard continuous filament carpet with 1/2" Rebond pad in family room, bedrooms & game room, per plan
- Large utility room with shelving & room for a refrigerator/freezer.
- Recessed decorative lighting throughout home
- Hardwood flooring at study, per plan
- Crown moulding in the foyer and family room, per plan
- Decora light switches
- Door at master bath water closet

### Kitchen Features

- GE Energy Star® Stainless Steel Appliance Package
  - microwave vented to exterior
  - self-cleaning gas range
  - multi-cycle dishwasher
  - side-by-side refrigerator
- 42" flat panel cabinets with crown moulding
- Cabinets with included adjustable shelving
- WaterSense certified Brushed Nickel faucet with pull-out sprayer

- Deep stainless steel sink
- Elegant recessed lighting to accent work surfaces
- Granite countertops with undermount sink
- Hand laid ceramic tile flooring with various color selections
- Kitchen backsplash with a 3x6 or 4x4 tumbled stone
- Walk-in pantry with wood shelving on all floor plans
- Kitchen islands on all floor plans with granite countertops

### Technology

- Programmable thermostat with humidity control
- Dual zoned air conditioning for all our two story floor plans for maximum comfort
- Security system prewire
- CAT-5 telephone outlet in kitchen, master bedroom and study, per plan
- Pre-wired for cable in family room, master bedroom, game room and media room, per plan

### Bathroom Features

- Garden tub in master bathroom
- Granite vanity countertop in master bathroom
- Separate enclosed shower with tile surround in master bathroom
- Wall tile surround at all tubs and showers
- Large walk-in master closet with built in wood shelving
- Spacious linen closet
- Cultured marble vanity tops with undermount contemporary square sink at secondary baths
- WaterSense® certified Brushed Nickel faucets & shower heads
- WaterSense® certified dual-flush elongated commodes in all bathrooms.
- Brushed Nickel plumbing fixtures, lights & accessories in bathrooms
- Oval mirror with flat edge in powder room
- Pedestal sink in all powder bathrooms

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## Exterior Features

- Beautiful one of a kind elevations, includes a large selection for bricks and stones for personalization
- 3 Sides masonry
- Low maintenance fiber-cement siding & soffit with 30-year warranty
- Low E insulated double pane windows with neutral color vinyl frames; divided light on front of home on all elevations
- Large covered patios
- MasterGrain front door with 3/4 lite
- Garage door opener with 2 remotes
- Oversized two car garages every floor plan
- 6' Cedar fencing with one gate
- Fully landscaped front and backyard with drought tolerant plants and two trees in front yard
- Interior fully finished and painted garage
- Irrigation System front and backyard with rain sensor for maximum water efficiency
- Roof includes 30 year dimensional shingles with ridge vents for attic air ventilation
- Cast stone decorative address plate
- Ornate carriage lamps on all homes

## Lennar's Green/Energy Efficiency Package

- R-13 insulation on all exterior walls
- R-22 blown insulation on sloped ceilings
- R-30 blown insulation on flat ceilings (where accessible)
- R-10 insulated folding Energy Star® attic stairs with compression fitting
- Lennox 14 SEER HVAC AC unit
- Two story homes have zoned HVAC systems allowing for individual thermostat control of the main floor and upstairs for improved comfort
- Honeywell digital thermostat
- MERV 10 pleated air filter for more efficient filtering of the air in your home
- PEX plumbing system
- Pre-plumb for future water softener
- Window sills at all windows
- Insulated Low-E glass vinyl windows
- CFL light bulbs throughout the entire home
- All appliances are GE Energy Star appliances
- Dual flush commodes for maximum water efficiency
- Radiant barrier roof decking for superior energy efficiency and attic cooling
- Roof ridge ventilation & air vents
- High-quality composition shingles
- Two 40 gallon high efficiency, natural gas water heaters for

- floor plans with 3 or more bathrooms
- Advanced framing techniques with finger joint studs to reduce construction waste and ensure energy efficiency
- 3000-PSI post-tension foundation certified on site by an independent engineer
- Independent third party inspections, code-certified inspection process to ensure high energy efficiency standards are met
- Build San Antonio Green Builder
- Energy Star Certified Builder - All homes are Energy Star Certified

## Warranty for our Valued Customer

- 10 year Home Builder's Limited Warranty transferable upon sale of your home in the first 10 years
- Exclusive portfolio filled with information from the loan application to warranty coverage.
- "Mylennar.com," a customized site for homebuyers which allows customers to contact utility companies to set up service to their home, obtain various discounts and easily fill out warranty service requests with a click of a button.
- Walk through of your new home before closing with our Quality Assurance Manager to ensure total customer satisfaction.
- Third Party inspections performed multiple times during construction
- New Home Orientation prior to closing to ensure all our valued customers have an understanding of how the home works
- Competitive financing available from Universal American Mortgage

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