

Stillwater Ranch

The Lakeside Collection Everything's Included Standard Features

Interior Features

- 9 foot or higher ceilings, per plan
- Architectural niches, per plan
- Santa Fe arched-panel interior doors
- 2" faux wood blinds on all operable windows
- Rounded drywall corners (excludes window returns)
- Monterey drag texture
- Satin-nickel lever door hardware
- Brushed-nickel ceiling fans in family room, master bedroom
- Mud room, per plan
- Low VOC paint
- Oak handrails
- Wrought iron balusters
- 18" x 18" tile floors in entry, kitchen & breakfast nook, baths, utility room, dining room and family room, per plan
- Half-inch Rebond carpet pad
- Low VOC stain-guard, continuous filament carpet in bedrooms, study & game room, per plan
- Crown moulding at foyer, family room, per plan
- Decora switches

Kitchen Features

- Complete GE Energy Star® Stainless Steel Appliance Package
 - Microwave vented to exterior
 - Cooktop and built-in oven
 - Multi-cycle dishwasher
 - Side-by-side refrigerator
- 42" cabinets with crown moulding
- WaterSense certified faucet with pull-out sprayer
- Stainless steel sink
- Recessed lighting with CFL lamps
- Granite countertops with undermount sink
- Kitchen backsplash with 3x6 or 4x4 tumbled stone with listello

Technology

- Programmable thermostat
- 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
- Security system, prewire only

Bathroom Features

- Garden tub in master bathroom
- Separate shower with tile surround in master bathroom
- Tile surrounds in baths of all secondary bathrooms
- Cultured marble vanity tops with square sink in all bathrooms
- WaterSense® certified 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
- Door at master bath water closet

Exterior Features

- Covered patio, per plan
- MasterGrain 3/4 lite front door
- Interior garage painted
- Landscape package with backyard cedar fencing - sod front & back yards
- Irrigation System with rain sensor
- Low-maintenance fiber-cement siding & soffit with 30-year warranty

Insulation Specifications

- R-13 walls
- R-22 sloped ceilings
- R-30 flat ceilings (where accessible)
- R-10 folding Energy Star® attic stairs with compression fitting

Construction Features

- ALL homes Energy Star Certified
- 4 sides masonry
- 14 SEER HVAC system
- MERV 10 media filter
- PEX plumbing system
- Pre-plumb for future water softener
- Garage opener with two remotes
- Window sills at all windows
- Insulated Low-E glass vinyl windows
- Radiant barrier roof decking
- Roof ridge ventilation & air vents
- 30-year dimensional composition shingles
- 3000-PSI post-tension foundation certified on site by an independent engineer
- Independent third party, code-certified inspection process

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