

Sterling Ranch 5000s

INCLUDED FEATURES



HOUSEWORKS

ENERGY EFFICIENCY

- **Energy Star® 3.0 Certified**
- **Independently HERS rated**
- Low-E dual-pane clay colored windows
- High efficiency Ergo height elongated toilets
- Rain-sensing irrigation system at front yard
- PEX plumbing
- Recycled/recyclable carpet
- Low-VOC (volatile organic compound) interior paint
- Advanced framing 2x6 exterior walls with blown cellulose insulation (R-21)
- Complete foam seal
- Weather resistive barrier
- Insulated basement walls
- 91% efficient furnace
- 5-2 programmable thermostat
- 100% LED lighting
- Energy Star® rated Whirlpool® appliances
- Power direct vent 48 gallon water heater
- Moen Brantford Watersense® chrome faucets
- Whole house ventilation fan for indoor air quality
- Individually engineered foundation system, per soils report
- Closet shelving systems – painted MDF in master and pantry closets and dust free wire in all other locations
- Soffit vents include 24" attic baffles

EXTERIOR DETAILS

- Class A shingle roof with ice and water shield – Timberline HD
- Cemplank fiber cement siding by James Hardie®
- 8ft fiberglass insulated entry door with Schlage® chrome handle
- Garage coach lights coordinated with elevation design
- 8ft insulated garage doors with windows (per plan)
- 110 outlet in garage ceiling for garage door opener
- Two frost free exterior spigots
- Three exterior 110 volt outlets

LUXURIOUS OWNER'S SUITES

- Deluxe Master Bath™ with walk-in shower with seat, dual sinks with framed mirrors and designer lighting above
- Mirrored medicine cabinet (per plan)
- 13"x13" ceramic tile flooring and shower surround
- Granite countertop
- Poured in place shower pan with 2"x2" tile
- Semi frameless shower enclosure with chrome trim and clear glass
- Adult height vanity

DESIGNER KITCHENS

- Oversized center island for food prep and eating
- Pre-finished oak hardwood flooring in kitchen, nook or dining (per plan)
- Granite slab countertops (select colors) with standard edge and 4" backsplash
- Maple 42" upper cabinets with recycling center and roll-out trays (per plan)
- Stainless kitchen appliance package including Whirlpool® smooth top electric range, dishwasher and microwave above range
- Stainless steel double-basin under mount sink
- Moen® Camarist faucet with pull out sprayer
- 1/3 HP garbage disposal
- Icemaker line to refrigerator
- Walk-in pantry (per plan)

DISTINCTIVE INTERIOR DETAILS

- 9ft ceilings throughout main floor
- Pre-finished oak hardwood flooring in entry
- Knockdown textured walls and ceilings with square corners
- Brushed nickel lighting with recessed LED can lights (per plan)
- Two panel 6'-8" hollow core square top interior doors
- Resort style doors (per plan)
- Schlage® chrome door levers
- 13"x13" ceramic tile floor at owners entry, secondary baths, powder bath and laundry room
- Pre-wired for ceiling fans at master and great room (per plan)
- Surround sound pre-wire at great room
- Wood windows sills at operable windows
- Painted handrail with painted 2x2 balusters (per plan)
- Pedestal sink or base cabinet at powder bath (per plan)
- Granite slab countertop at powder bath at base cabinet (select colors) with standard edge and 4" backsplash (per plan)
- Ceramic 6"x6" tile surround at secondary tubs and showers
- Moen Brantford Watersense® chrome faucets
- Rocker light switches

QUALITY CONSTRUCTION

- R-38 (flat ceiling) insulation
- R-30 (vaulted) ceiling insulation
- R-21 exterior wall insulation (per plan)
- Structured wiring: 2 Cat-5 phone, 2 RG-6 cable located in great room, master, and study (per plan)
- Single Cat-5 phone in kitchen and master bedroom
- 1 Gigabit (GB) of fiber for high speed internet
- STEWARD home automation system
- USB wall outlet (per plan)
- Air Conditioning pre-wire
- Engineered I-joist floor system for quiet performance
- Partial unfinished basement with 9ft walls (8'9" ceiling)
- Passive soils gas mitigation system
- 10-year Limited Structural Warranty plus one year Workmanship & Materials and two year Mechanicals