

sitterlehomes.com



SITTERLE HOMES

# CAMPANAS

## The Legend Series Features

### COMMUNITY HIGHLIGHTS

- Basic lawn maintenance and security alarm monitoring are included in HOA dues
- Luxury garden home community featuring zero lot line homesites and coved streets
- Exclusive community clubhouse
- All homesites are located on greenbelts
- Walking trails meander through greenbelts
- Full yard landscape package including trees, shrubs and Zoysia sod.
- Full irrigation system
- Gutters on front and zero lot line side of home
- Green Building features include:
  - Dual flush, water sense, comfort height commodes
  - Boracare termite treatment
  - Broan ultra-silent and humidity sensing exhaust vents with timer switch in all baths and utility room
  - All landscaping material, per SAWS approved plant list
  - Energy saving CFL light bulbs
- Exterior masonry finishes consist of traditional stucco and cultured stone (per plan)
- Concrete barrel tile roofs
- Traditional salt finish on sidewalks, drives and open patios
- Old world stone finish on front porch
- Efficient, Amarr Classica garage door with ½ horsepower Genie linear belt-driven opener and two remotes

### HIGH PERFORMANCE FEATURES

- Independently inspected and validated HPH “High Performance Home”, rated by HERS (Home Energy Rating Score)
- CPS “Smart Energy” Certified
- Insulation & Building Envelope**
- ZIP System wall sheathing provides a protective air and moisture barrier to the home
- Open-cell foam insulation, with a lifetime warranty, applied on the underside of roof creating an insulated attic over living areas of home
- Open-cell foam insulation, with a lifetime warranty, is applied in the walls, creating a tighter building envelope and reducing heat transference into your home
- Almond vinyl double pane, insulated windows with Low-E tilt-in and removable sashes for easy cleaning
- James Hardie fiber cement family of products
- Poly foam sealant at all exterior base plates, exterior penetrations, doors and windows
- Noise dampening insulation package, separating master bedroom, utility room and bath areas from common areas of the home
- Heating and Air Conditioning**
- All homes engineered individually and properly sized for maximum efficiency
- TRANE 15 SEER rated system including Air Conditioner, Climatuff Compressor and Spine Fin Coil, and Full Coil Protection

- TRANE 95% AFUE Gas Furnace with High Efficiency Motor
- TRANE Aluminum High Efficiency Comfort Coils
- TRANE touch screen programmable thermostat
- Extended 10 Year Equipment warranty on the HVAC System
- Aprilaire Fresh Air Ventilation Control System
- 4” Aprilaire pleated media filter for each system
- Flexible R6 foil backed duct work with additional return airs at all bedrooms and studies

### SECURITY & TECHNOLOGY

- Security system installed to all exterior doors and windows with one Icon keypad and one motion detector
- Security system is prewired for additional keypad at front door and master bedroom
- Two USB combination charger/plugs
- One dimmable LED Night Light receptacle/plug
- Structured wiring package includes 3 full data port outlets (allowing for both phone and cable), 2 phone outlets, a full data port outlet (allowing for both phone and cable) in the study (per plan) and a satellite prewire that terminate into a 12” home network panel
- Kwikset single cylinder deadbolts on all exterior doors

### KITCHEN FEATURES

- Oak, Poplar or Maple cabinets with your choice of flat or raised panel doors, raised end panels, 3” crown molding, 42” upper cabinets with adjustable shelves, hidden hinges and dropped stiles, full extension drawers with side-mount guides, and a 6” step up at vent-hood
- 3 cm granite countertops with your choice of bull-nosed or square edge profile
- Mirado Undermount, 9” deep, stainless steel double bowl sink with Moen Arbor classic stainless single lever faucet and pull out sprayer
- ½ horsepower Badger garbage disposal with countertop located push button actuator
- GE Drinking Water System at Kitchen Sink
- Full tile backsplash
- Superior quality, stainless steel KitchenAid appliances: 36” gas cooktop, vent hood, 30” wall oven, built-in microwave and dishwasher
- 27” deep cooktop base cabinet bump out with pull out pot drawers
- Venthood vented to exterior
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- Recessed can lighting (per plan)
- Elegant pendant lighting cascading over the kitchen island (per plan)

### INTERIOR FEATURES

- Dramatic high ceilings (per plan)
- Built-in niches and/or bookshelves (per plan)
- Many architectural arches and features Riverside six-panel 8’0” smooth finish interior doors throughout first floor and 6’8” interior doors on second floor
- Stained wood handrail with wrought iron balusters and painted trim work (per plan)
- Wood closet shelving and rods, per plan

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### Features Cont'd

#### INTERIOR FEATURES

- Rounded drywall corners, except for windows
- Monterrey texture on walls and ceilings
- Designer selected color choices from quality Sherwin-Williams paint
- 4 ½" base trim throughout, 3 ½" door trim
- Luxurious foyer with hand laid tile flooring
- Tile flooring in entry, kitchen and adjoining breakfast area (per plan), utility room, master bath, powder bath and secondary baths
- Shaw carpet with ½" spring 6-lb. cushion pad
- Elegant Quorum lighting package, in your choice of two finishes, includes ceiling fans with light kits in the Family Room, Master Bedroom and one additional room
- Secondary Bedrooms, Game Room and Study are blocked and wired for ceiling fans
- Kwikset Arlington front door handle set with deadbolt in Antique Nickel finish
- Kwikset Dorian lever handles in Antique Nickel finish
- Door hinges match door hardware
- Decora touch rocker switches in ivory, white or light almond
- Interior privacy locks installed on all bathroom doors and Master Bedroom doors
- Interior doors leading to attic space from second floor secured with keyed lock (per plan)
- Interior 40" direct vent, gas log fireplace with cast stone mantel and surround and 3" hearth
- Interior utility room with cabinet(s), shelf and rod (per plan) and connections for a full size washer and dryer
- Interior design assistance including 2 – three hour appointments with one of our professional interior designers

#### BATH FEATURES

- Choice of almond or bone sinks, commodes and tubs
- Windham luxury comfort height commode
- MASTER BATH**
- Granite vanity tops and splash with under-mount china sinks
- All vanities at the height of 36"
- Oak, Poplar or Maple cabinets with your choice of flat or raised panel doors, raised end panels, with hidden hinges and dropped stiles, and full extension drawers with side-mount drawer guides
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen "Kingsley" widespread, high arc, brushed nickel faucets
- Moen "Kingsley" brushed nickel bath hardware
- Medicine cabinet
- Acrylic drop-in tub in white or bisque
- Moen "Kingsley" widespread, pressure-balanced tub faucet and single lever, brushed nickel shower faucet
- Clear glass enclosure with brushed nickel trim in Master shower
- Hand laid tile flooring
- Mud-set tiled shower floor
- Spacious walk-in closet
- Separate linen closet (per plan)

#### Powder Bath (per plan)

- Beautiful cabinet with raised end panels, granite top and under-mount china bowl 42" tall, vanity mirrors with beveled edges (per plan)
- Moen "Kingsley" widespread, high arc brushed nickel faucet
- Moen "Kingsley" brushed nickel bath hardware
- Hand laid tile flooring

#### SECONDARY BATH(S)

- Granite vanity tops and splash with under-mount china sink(s)
- Vanity at the height of 30"
- Medicine cabinet
- Oak, Poplar or Maple cabinets with your choice of flat or raised panel doors, raised end panels, with hidden hinges, dropped stiles and full extension drawers with side-mounted drawer guides
- 42" tall, vanity mirrors with beveled edges (per plan)
- Moen "Kingsley" widespread, low arc brushed nickel faucet
- Moen "Kingsley" brushed nickel bath hardware
- Bootz porcelain on steel tub with tile surround
- Moen "Kingsley" pressure-balanced, single lever brushed nickel tub and shower faucet
- Hand laid tile flooring in wet areas

#### EXTERIOR FEATURES

- Stylish exterior 100% masonry finishes with low maintenance James Hardie family of products (per plan)
- Stained, tongue and groove 1" x 6" ceiling on covered porches (per plan)
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Traditional salt finish sidewalks, drives and open patios
- Buyers choice of two front door selections
- Gas valve for future grill at covered porch (per plan)
- Covered patio (per plan)

#### GENERAL CONSTRUCTION FEATURES

- Individually designed and engineered post tension reinforced 3,000 PSI concrete foundation; foundation inspected by independent registered engineering firm
- Engineered framing plan layouts
- Treated 2x4 or 2x6 wood base plates throughout; exterior plates bolted and ramset to foundation
- Conventionally framed walls; quality, select 2x4 studs 16" on center
- AdvanTech ¾" tongue and groove OSB sub-floor, glued and nailed to engineered floor system
- Fire blocking between studs, per code
- Independently engineered floor systems for two-story homes
- Blocking for window treatments
- PEX water lines, PVC drain lines
- Pre-plumbed for water softener
- One 50-gallon natural gas rapid-recovery water heater or two 50-gallon water heaters (per plan)
- G.F.I. electrical outlet at garage, exterior doors and all wet areas
- Smoke and carbon monoxide detectors per building code
- Electrical dryer connection
- Disappearing attic stairs (per plan)
- Garage is textured, trimmed and painted
- Third party inspections at slab, frame and final stages
- StrucSure 1-2-10 Home Warranty