



SITTERLE HOMES

Introducing the Platinum Series! We offer an abundance of subtle, luxury, & lifestyle features as standard for an optimal home experience.

La Cima at Cresta Bella

High Performance Features

- Independently inspected & 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 & 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 & reducing heat transference into your home
- Almond vinyl double pane, insulated windows with Low-E glass
- James Hardie fiber cement family of products
- Poly foam sealant at all exterior base plates, exterior penetrations, doors & windows
- Noise dampening insulation package, separating master bedroom, utility room & bath areas from common areas of the home

Heating & Air Conditioning

- All homes engineered individually & properly sized for maximum efficiency
- TRANE 15 SEER rated system including Air Conditioner, Climatuff Compressor & Spine Fin Coil & 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 & studies
- Broan Ultra silent exhaust vent in master bath
- Exhaust vents in all bathrooms & utility room

Security & Technology Features

- Security system installed to all exterior doors & windows with one Icon keypad & one motion detector
- Security system is pre-wired for additional keypad at front door & master bedroom
- Two USB combination charger/plugs
- One dimmable LED Night Light receptacle/plug
- Includes 3 Digital Drops (1 Coax, 3 Data), 1 Full drop in study (per plan) & Satellite Dish pre-wire in a 36" Metal Enclosure
- 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 & dropped stiles, full extension drawers with side-mount guides, & a 6" step up at vent-hood with stains up to Level II standard
- Granite countertops with your choice of bull-nosed or square edge profile with selections up to Level II standard
- Mirado Undermount, 9" deep, stainless steel single or double bowl sink with Moen Arbor classic stainless single lever faucet & pullout 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" six burner gas range top, vent hood, 30" wall oven, built-in microwave & dishwasher
- 27" deep cooktop base cabinet bump out with pull out pot drawers
- Venth Hood 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 &/or bookshelves (per plan)
- Many architectural arches & features
- Riverside solid core five-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 & painted trim work (per plan)
- Wood closet shelving & rods (per plan)
- Rounded drywall corners, except for windows
- Monterrey texture on walls & ceilings
- Designer interior color choices from Sherwin-Williams
- 4 ½" base trim throughout, 3 ½" door trim
- Luxurious foyer with hand laid tile flooring
- Level 2 wood or equivalent tile floors in the dining, great room, study, first floor halls & entry
- Shaw carpet with ½" spring 6-lb. cushion pad
- Elegant lighting package, finishes, includes ceiling fans with light kits in the Family Room, Master Bedroom & one additional room
- Secondary Bedrooms, Game Room & Study are blocked & 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 & 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 & surround & 3" hearth
- Interior utility room with cabinet(s), shelf & rod (per plan) & connections for a full size washer & dryer
- Interior design assistance including two 2 hour appointments with a professional interior designers

Bath Features

- Choice of almond or white sinks, commodes & tubs
- Windham luxury comfort height commodes

Master Bath

- Granite vanity tops & 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 with hidden hinges & rapped stiles, & full extension drawers with side-mount drawer guides with stains up to Level II standard
- Vanity mirrors with beveled edges to the ceiling (per plan)
- Distinctive Moen widespread, high arc fixtures with several available selections to choose from
- Moen matching bath hardware
- Medicine cabinet
- Acrylic drop-in tub in white or bisque
- Moen widespread, pressure-balanced tub faucet & single lever, brushed nickel or oil rubbed bronze shower faucet with several designer selections to choose from
- Clear glass enclosure with brushed nickel or oil rubbed bronze trim in master shower
- Hand-laid tile flooring
- Mud-set tiled shower floor
- Spacious walk-in closet
- Separate linen closet (per plan)
- Rain glass in windows

Powder Bath (per plan)

- Beautiful furniture cabinet with granite top & under-mount china bowl
- Moen Inspirations Genshire mirror in brushed nickel or oil rubbed bronze
- Moen widespread, high arc brushed nickel or oil rubbed bronze faucet with several designer selections to choose from
- Moen brushed nickel or oil rubbed bronze bath hardware with several designer selections to choose from
- Hand-laid tile flooring

Secondary Bath(s)

- Granite vanity tops & 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 with hidden hinges, dropped stiles & full extension drawers with side-mounted drawer guides
- Vanity mirrors with beveled edges to the ceiling (per plan)
- Moen widespread, low arc brushed nickel or oil rubbed bronze faucet
- Moen matching brushed nickel or oil rubbed bronze bath hardware with several designer selections to choose from
- Bootz porcelain on steel tub with tile surround
- Moen pressure-balanced, single lever brushed nickel or oil rubbed bronze tub & shower faucet with several designer selections to choose from
- Hand-laid tile flooring in wet areas

Exterior Features

- Stylish exterior 100% masonry finishes may include stone, brick &/or traditional stucco with low maintenance James Hardie family of products (per plan)
- Stained, tongue & 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 & open patios (per community)
- Old World Stone front porches
- Buyers choice of two front door selections
- Full irrigation system
- Gas valve for future grill at covered porch (per plan)
- Recessed can lights on covered porch
- Covered patio (per plan)

General Construction Features

- Individually designed & 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 & ramset to foundation
- Conventionally framed walls; quality, select 2x4 studs 16" on center
- AdvanTech ¾" tongue and groove OSB sub-floor, glued & 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 & all wet areas
- Smoke & carbon monoxide detectors per building code
- Electrical dryer connection
- Disappearing attic stairs (per plan)
- Garage is textured, trimmed & painted
- Third party inspections at slab, frame & final stages
- 210 Home Buyers Warranty

