



SITTERLE HOMES

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

## The Village of Bella Vista at Esperanza

### Insulation & Building Envelope

- Blown insulation in flat ceiling attic R-38
- Batt insulation in sloped ceilings R-22
- Batt wall insulation in walls R-13
- Almond vinyl double pane, insulated windows with Low-E, tilt-in
- Radiant Barrier roof decking
- James Hardie fiber cement family of products
- Poly foam sealant at all exterior base plates, exterior penetrations, doors & windows

### Heating & Air Conditioning

- Kwikset Polo round knobs in Satin Nickel finish
- 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 utility room with cabinet(s), shelf & rod (per plan) & connections for a full size washer & dryer
- All secondary rooms blocked & wired for ceiling fans

### 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
- One USB combination charger/plug
- One dimmable LED Night Light/plug
- Structured wiring package includes eight Low Voltage outlets for phone or cable 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, 3" crown molding, 42" upper cabinets with adjustable shelves & hidden hinges, & 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 Camerist chrome single lever faucet & 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 Whirlpool appliances: 30" gas cooktop, vent hood, 30" wall oven, built-in microwave & dishwasher
- Vent hood vented to exterior
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- Recessed can lighting (per plan)

## Interior Features

- Dramatic high ceilings (per plan)
- Built-in niches &/or bookshelves (per plan)
- Many architectural arches & features
- Crown molding at entry, formal living or study, dining room & master bedroom
- Two panel 8'0" Carrera smooth finish interior doors throughout first floor & 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 selected color choices from quality Sherwin-Williams paint
- 4 ½" base trim throughout, 2 ¼" door trim
- Luxurious foyers with hand-laid tile flooring
- Tile flooring in entry, kitchen & adjoining breakfast area (per plan), utility room, master bath, powder bath & 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
- Secondary bedrooms, game room & study are blocked & wired for ceiling fans
- Kwikset Chelsea front door handle set with deadbolt in Satin Nickel finish
- Kwikset Dorian lever handles in Satin 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 & tile surround
- Interior utility room with cabinet(s), shelf & rod (per plan) & connections for a full size washer & dryer

## Bath Features

### Master Bath

- Choice of white or biscuit sinks, commodes & tubs
- Sterling by Kohler elongated china commodes throughout
- Granite vanity tops & splash with drop-in 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
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen "Brantford" 4 inch center-set, brushed nickel faucets
- Moen "Mason" brushed nickel bath hardware
- Medicine cabinet
- Acrylic drop-in tub in white or bisque
- Moen "Brantford" 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)
- Standard master tub selections include a drop in with c-tile deck, & free standing tub

### Powder Bath (per plan)

- Beautiful cabinet with solid surface top & drop-in china sink
- Moen Inspirations Glenshire mirror in brushed nickel
- Moen "Brantford" 4 inch center-set brushed nickel faucet
- Moen "Mason" Beautiful brushed nickel bath hardware
- Hand-laid tile flooring

### Secondary Bath(s)

- Solid surface vanity tops & splash with drop-in china sink(s)
- Vanity at the height of 36"
- Oak, Poplar or Maple cabinets with your choice of flat or raised panel doors with hidden hinges
- 42" tall, vanity mirrors with beveled edges (per plan)
- Moen "Brantford" 4 inch center-set brushed nickel faucet
- Moen "Mason" brushed nickel bath hardware
- Bootz porcelain on steel tub with tile surround
- Moen "Brantford" pressure-balanced, single lever brushed nickel tub & shower faucet
- Hand-laid tile flooring in wet areas

## Exterior Features

- 30 Year, Dimensional, 240 lb. Class C Composition Shingles
- Stylish exterior 100% masonry finishes may include stone, brick &/or traditional stucco, or low maintenance James Hardie fiber cement siding & family of products (per plan)
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Efficient Wayne Dalton insulated Sonoma garage door with 1/2 horsepower Genie opener & two remotes
- Efficient Insulated Woodgrain Finish ½ horsepower Genie opener & two remotes
- Knotty Alder 8'0", two panel, smooth square top front door
- Gas valve for future grill at covered porch (per plan)
- Covered patio (per plan)

## General Construction Features

- Individually designed & engineered post tension reinforced 3,000 PSI concrete foundation; foundation inspected by independently registered engineering firm
- Engineered framing plan layouts
- 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 in floorplans with 3.5 bath or less
- Two 40-gallon natural gas rapid recovery water heater in floorplans with 4 baths or more
- 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

