

sitterlehomes.com



SITTERLE HOMES

CAMPANAS

The Legend Series Features

Community Highlights

- Basic lawn maintenance & security alarm monitoring are included in HOA dues
- Luxury garden home community featuring zero lot line homesites & coved streets
- Exclusive community clubhouse
- All homesites are located on greenbelts
- Walking trails meander through greenbelts
- Full yard landscape package including trees, shrubs & 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 & utility room
 - All landscaping material, per SAWS approved plant list
 - Energy saving CFL light bulbs
- Exterior masonry finishes consist of traditional stucco & cultured stone (per plan)
- Concrete barrel tile roofs
- Traditional salt finish on sidewalks, drives & open patios
- Old world stone finish on front porch
- Efficient, Amarr Classica garage door with ½ horsepower Genie linear belt-driven opener & 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 & 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 tilt-in & removable sashes for easy cleaning
- 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 and 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% 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

Security & Technology

- 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
- Structured wiring package includes 3 full data port outlets (allowing for both phone & cable), 2 phone outlets, a full data port outlet (allowing for both phone & cable) in the study (per plan) & a satellite pre-wire 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 & dropped stiles, full extension drawers with side-mount guides, & 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 & 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 & 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 &/or bookshelves (per plan)
- Many architectural arches & features
- Riverside six-panel 8’0” 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)

CAMPANAS

The Legend Series Features Continued

- Rounded drywall corners (except for windows)
- Monterey texture on walls & 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 & 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 & 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 door
- 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 2 – two hour appointments with a professional interior designer

Bath Features

- Choice of almond or bone sinks, commodes & tubs
- Windham luxury comfort height commode
- **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, raised end panels with hidden hinges & dropped stiles, & 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 & 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 & 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 & 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 & 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 & 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 & 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
- 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 & 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 & 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
- StrucSure 2-10 Home Warranty