



SITTERLE HOMES

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

Willis Ranch

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 glass
- 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

- All homes engineered individually & properly sized for maximum efficiency
- TRANE 16 SEER rated system including Air Conditioner, Climatuff Compressor & Spine Fin Coil, & Full Coil Protection
- TRANE Gas Furnace with High Efficiency Motor
- TRANE Aluminum High Efficiency Comfort Coils
- Programmable T-Stat
- Extended 10 Year Equipment warranty on the HVAC System
- 4" Aprilaire pleated media filter for each system
- Flexible R6 foil backed duct work with additional return airs at all bedrooms & studies
- Exhaust vents in all bathrooms & utility room

Security & Technology Features

- Pre-wired security system
- Hard-wired smoke detectors with battery backup
- Hard-wired carbon monoxide detectors
- Kwikset single cylinder deadbolts on all exterior doors

Kitchen Features

- Beech cabinets with flat panel doors, with soft close doors & drawers with full extension rails, & 3" crown molding, 42" upper cabinets & a 6" step up at vent-hood
- 3 cm granite countertops with your choice of bull-nosed or square edge profile
- Drop-in stainless steel double bowl sink with Moen Camerist chrome single lever faucet & pull out sprayer
- GE Elite two stage filtered water faucet at kitchen sink
- 1/3 horsepower Badger garbage disposal
- Full tile backsplash
- Superior quality, stainless steel Whirlpool appliances: 30" gas cooktop, vent hood, 30" wall oven, built-in microwave & dishwasher
- 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
- Two-panel 6' 8" Roman style interior doors throughout first & second floor
- MDF closet shelving with wooden rods (per plan)
- Rounded drywall corners (except for windows)
- Monterrey texture on walls & ceilings
- Designer selected color choices from quality Sherwin-Williams paint
- 3 1/4" base trim throughout, 2 1/4" 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 1/2" spring 6-lb. cushion pad
- Elegant Quorum lighting package in your choice of three finishes
- Family Room, Master Bedroom & Game Room are blocked & wired for ceiling fans
- Kwikset Dakota front door handle set with deadbolt in Satin Nickel finish
- Kwikset Polo round nobs 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
- Interior design assistance included with professional interior designers
- All secondary rooms blocked for ceiling fans

Bath Features

Master Bath

- Cultured white marble vanity tops with square edge
- All vanities at the height of 36"
- Beech cabinets with flat panel doors with soft close doors & drawers with full extension rails
- 42" tall vanity mirrors (per plan)
- Moen "Chateau" chrome plumbing fixtures
- Clear glass enclosure with chrome trim in Master shower
- Hand laid tile floor
- Spacious walk-in closet
- Separate linen closet (per plan)
- Medicine cabinet in master (per plan)
- Master tub selections include an acrylic drop-in tub in white or bisque with c-tile deck, or free standing tub
- Comfort Height Commode
- Rain glass in windows

Powder Bath (Per Plan)

- Pedestal sink, white or bisque
- Comfort Height Commode
- 18" x 36" Oval Mirror
- Moen "Chateau" 4 inch center set chrome faucet
- Moen "Mason" chrome bath hardware
- Hand laid tile flooring

Secondary Bath(s)

- Moen "Chateau" chrome plumbing fixtures
- Vanity at the height of 36"
- Cultured white vanity tops with square edge
- Beech cabinets with flat panel doors, soft close door & drawers with full extension rails
- 42" tall, vanity mirrors (per plan)
- Moen "Mason" chrome bath hardware
- Porcelain on steel tub with tile surround
- Moen "Chateau" chrome tub & shower faucet
- Hand laid tile flooring in wet areas

Exterior Features

- 30 Year, Dimensional, 240 lb. Class C Composition Shingles
- Stylish exterior 1st floor 100% masonry finishes may include stone, brick, 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 doors
- Garage pre-wired for openers
- Traditional broom finish sidewalks, drives & open patios (per community)
- Knotty Alder 6'8", two panel, smooth square top front door with peep hole
- Generous full yard landscape package including trees, shrubs, & sod
- Full Yard Irrigation
- Covered patios (per plan)
- Gutters on the zero side & front of home

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
- Conventionally framed walls; quality, select 2x4 studs 16" on center
- ¾" tongue and groove OSB subfloor, 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 heaters 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 taped, floated, & painted
- Third party inspections at slab, frame & final stages
- 210 Home Buyers Warranty
- Two 2 hour design center sessions with the assistance of a professional decorator

