



SITTERLE HOMES

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

Miralomas- 65's & 130's

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
- Bronze 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 80% 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
- 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
- One USB combination charger/plug
- One dimmable LED night light/plug
- Structured wiring package includes four half drops 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 flator 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 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 Whirlpool appliances: 30" electric cooktop, vent hood, 30" wall oven, built-in microwave & dishwasher
- Venthood 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 ½" door trim
- Luxurious foyer with hand laid tile flooring
- 4 recessed lights in great room
- 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 antique satin 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 utility room with cabinet(s), shelf & rod (per plan) & connections for a full size washer & dryer
- Two 3 hour appointments interior design appointments with a professional interior designer

Bath Features

- Choice of white or biscuit sinks, commodes & tubs
- Sterling by Kohler elongated china commodes throughout

Master Bath

- 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
- Moen "Brantford" pressure balanced, 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 acrylic drop in with c-tile deck, & free standing tubs
- Rain glass in windows

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” 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
- Acrylic shower pan (per plan)
- Moen “Brantford” pressure-balanced, single lever brushed nickel tub & shower faucet
- Hand-laid tile flooring in wet areas

Exterior Features

- Metal roof
- Wrought Iron fencing to be run up to 130' back from front property line (varies per homesite)
- Stylish exterior 100% masonry finishes may include stone, brick &/or traditional stucco with low maintenance James Hardie family of products (per plan)
- One exterior coach lighting at garage with cast stone address plate (per plan)
- Efficient Wayne Dalton garage door
- Efficient insulated Wayne Dalton garage door
- ½ horsepower Genie opener & two remotes
- Knotty Alder 8'0”, two panel, smooth, square top front door
- 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 2 x 4 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 electric rapid recovery water heater in floorplans with 3.5 bath or less
- Two 40-gallon electric 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
- 2-10 Home Buyers Warranty

