



SITTERLE HOMES

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

Veranda 55' - Patio Series

The Sitterle Homes Experience

- Locally designed award winning floor plans
- An abundance of elevations and structural options
- Independently inspected and validated “High Performance Home”, rated by HERS (Home Energy Rating Score)
- Interior design assistance including 2 three hour appointments with one of our personal interior designers

Insulation & Building Envelope

- Blown in Blanket & Batt System with R36 Cellulose Blown in attic insulation with R22 sloped ceilings*
- OSB Techshield radiant barrier roof decking
- ZIP System™ Sheathing & Tape exterior envelope
- Vinyl double pane, insulated windows with Low-E glass, tilt-in and removable sashes
- James Hardie family product non-perforated and perforated soffit
- Poly-foam sealant at all exterior base plates, exterior penetrations, doors and windows

Heating & Air Conditioning

- All homes engineered individually and properly sized for maximum efficiency
- TRANE 15 SEER rated system including air conditioner, Climatuff Compressor, Spine Fin Coil, and full coil protection
- TRANE® 80% AFUE gas furnace with high efficiency motor (per community)
- TRANE® Aluminum High Efficiency comfort coils
- TRANE® Programmable WiFi thermostat
- Extended 10 year parts warranty upon registration of equipment with Trane within 60 days after closing, otherwise a 5 year parts limited warranty applies
- Aprilaire® fresh air ventilation control system
- R6 foil backed duct work
- 4" Media filter

*Items effective with homes started or lot contracts after January 1, 2022. Features, plan pricing, elevations, options and available selections are subject to change without notice. V55PS - Rev. 01/25/22

Security & Technology Features

- Security system installed to all exterior doors and operable windows with one LCD keypad and one motion detector (pre-wired for 2 extra security key pads)
- Kwikset® single cylinder deadbolts on all exterior doors with handle set at entry door
- Structured wiring package including four full drops (one phone and one cable per drop) and 30" OnQ structured wiring enclosure*
- Studies include an additional full drop (per plan)
- Built-in smart phone controlled home intelligence includes a combination of (3) Z-Wave Smart Light Switches (4 for 2 story homes), smart door lock, smart thermostat(s) with anytime control

Kitchen Features

- Timeless cabinet designs with 3" crown molding, 42" upper cabinets with adjustable shelves, hidden hinges and soft close doors*
- 3 cm granite countertops with square edge treatment*
- Undermount 8" deep stainless steel double-bowl sink with Moen® Arbor pull-down-stainless faucet, 1/3 HP disposal*
- Full tile backsplash
- Superior quality stainless steel Whirlpool® appliances: dishwasher, 30" gas cook-top, exhaust hood above cook-top vented to exterior, built-in self-cleaning oven, and built in microwave
- Pre-plumbed for ice maker at refrigerator
- Recessed can lighting (per plan)

Interior Features

- Many architectural features (per plan)
- 8' interior doors on first floor and 6'8" interior doors on the second floor with multiple designs available
- Low half walls, stained rail, iron balusters painted skirt (per plan)
- Wood closet shelving and rods
- Rounded drywall corners (except for windows)
- Monterey texture on walls and ceilings
- Designer selected color choices from Sherwin Williams® flat paint and caulks
- 6" base trim throughout, 4" door trim
- Tile flooring in entry, kitchen and adjoining dining area (per plan), utility room, master bath, powder room, water closet areas, secondary baths and wet areas
- Plush carpet with 1/2" spring 5-lb. cushion pad
- Elegant lighting packages and ceiling fans with light kits in master bedroom and great room*

- Secondary bedrooms, game room and rear covered patios (per plan) blocked and wired for ceiling fans*
- Kwikset® antique nickel knobs with front door handle set
- Decora touch rocker switches
- Interior privacy locks installed on master bedroom, all bathrooms, and attic access doors
- Keyed passage lock interior doors leading to attic space from second floor
- Interior utility room with shelf, rod, and connections for full-size washer/dryer

Bath Features

- Elegant white sinks, commodes, and tubs
- Elongated china commodes throughout
- Mud-set tiled shower floor in master bath
- Merkrete Hydro-Guard Water Proofing at mud-set at wet tiled areas
- Satin nickel bath hardware throughout

Master Bath

- Master bath vanity tops are cultured marble with square edge and integrated sink
- Poplar cabinets*
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen® Chrome "Chateau" 4" center set faucets
- Moen® Chrome "Chateau" pressure balanced single-lever shower faucet
- Clear glass enclosure with chrome trim
- Hand-laid tile flooring
- Spacious walk-in closet (per plan)
- Separate linen closet in master (per plan)

Powder Bath (Per Plan)

- Pedestal sink
- Beveled mirror
- Moen® Chrome "Chateau" 4" center set faucet
- Hand-laid tile flooring

Secondary Bath(s)

- Secondary bath vanity tops are cultured marble with square edge and integrated sink
- Poplar cabinets*
- 42" tall beveled vanity mirror (per plan)
- Acrylic guest tub with ceramic tile surround*
- Moen® Chrome "Chateau" single lever pressure balanced tub and shower faucet
- Hand-laid tile floor at wet and dressing areas
- Moen® Chrome "Chateau" 4" center set faucet

Exterior Features

- Front gutters and zero lot line side gutters
- Stylish exterior 75% masonry finishes including stone, brick, and/or traditional stucco (per plan)
- Exterior coach lighting at garage with cast stone address plate below (per plan)
- Efficient Wayne Dalton® Sonoma insulated garage door with 1/2 HP opener and two remotes with decorative hardware
- Impressive mahogany 8' tall 6 lite front door
- Sitterle Homes signature brass plate at front entry
- Generous front yard landscape package including trees, shrubs and sod
- 2 or 3 hose bibs with atrium or courtyard (location per plan)
- Covered Patio (per plan)
- Full irrigation system
- Fully sodded front and backyard

General Construction Features

- Individually designed and engineered post tension reinforced concrete foundation; foundation inspected by independent registered engineering firm
- All framing plans are individually designed
- Treated 2x4 or 2x6 wood base plates throughout; exterior plates bolted and ramset to foundation
- Conventionally framed walls; quality select 2x4 studs 16" O.C.
- 3/4" tongue & groove sub-floor, glued and nailed to engineered floor system
- Fire-blocking between studs (per code)
- Independently-engineered floor systems for 2 story homes
- PEX water lines, PVC drain lines
- One 50-gallon natural gas rapid-recovery water heater 3.5 baths or less, Two 40 gallon with 4 baths or more
- G.F.I electrical outlets at garage, exterior doors, and all wet areas (per code)
- Smoke and carbon monoxide detectors per building code
- Electric dryer connection
- Disappearing attic stairs (per plan)
- Painted garage walls and ceiling
- Third party inspections at slab, frame, and final stages
- 2-10 Home Buyers Warranty

