



SITTERLE HOMES

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

## Sunset Harbor at Towne Lake

### Insulation & Building Envelope

- BaySeal® Open-cell foam insulation with lifetime warranty
- OSB roof decking creating an R20+ attic insulation system
- ZIP System™ sheathing & tape exterior envelope
- Almond vinyl double pane insulated windows with Low-E tilt-in, & removable sashes for easy cleaning
- James Hardie family product non-perforated & perforated soffit
- 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® 96.3% AFUE gas furnace with high efficiency motor
- TRANE® aluminum high efficiency comfort coils
- Touchscreen programmable thermostat
- Aprilaire® fresh air ventilation control system
- R6 foil backed duct work with additional return airs at all bedrooms & studies
- 4" media filter
- Exhaust vents in all bathrooms & utility room with an ultra-silent vent in master bathroom

### Security & Technology Features

- Security system installed to all exterior doors & windows with one liquid LCD keypad & one motion detector
- Kwikset® single cylinder deadbolts on all exterior doors with handle set at entry door
- Structured wiring package including five full drops (one phone & one cable per drop), & 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

- Maple recessed panel cabinets 3" crown molding, 42" upper cabinets with adjustable shelves, hidden hinges, 6" step-up at vent-hood, tilt-out sponge tray at kitchen sink, undermount light rail trash can pullout, pot & pan pullout tray under cooktop, & island wrapped in cabinet panels or skin (per plan)
- Soft close cabinet doors
- Offset cabinets at cooktops & vent-hoods
- 3cm granite countertops with a choice of bull-nosed or square edge treatment
- Undermount 8" deep stainless steel double-bowl sink with Moen® Arbor pull-down faucet in Chrome, 1/3 HP disposal
- Full tile backsplash
- Superior quality stainless steel Whirlpool® appliances: dishwasher, 36" gas cook-top, exhaust hood above cooktop vented to exterior, built-in self-cleaning oven, & built-in microwave
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- Single cartridge filtered water system with dedicated faucet at sink

## Interior Features

- Dramatic 14' high ceilings (per plan)
- Built-in niches &/or bookshelves (per plan)
- Many architectural arches & features
- 8" crown molding at entry, great room, study, dining room, & master bedroom (where applicable)
- 8'0" smooth finish interior doors with Roman archtops on first floor & 6'8" interior doors on the second floor
- Low half walls, stained rail, single twist, iron balusters, painted skirt (per plan)
- Wood closet shelving & rods
- Rounded drywall corners (except for windows)
- Monterrey texture on walls & ceilings
- Designer selected color choices from Sherwin Williams® flat paint & caulks
- Trim & ceiling painted same color
- 4 ½" base trim throughout, 3 ½" door casing
- Tile floor in entry, extended entry, great room, downstairs hallways, kitchen & dining area (per plan), utility room, & all bathrooms
- Plush carpet with ½"spring 5-lb. cushion pad
- Elegant lighting packages & ceiling fans with light kits in master bedroom & great room
- Secondary bedrooms, game room, & study are blocked & wired for ceiling fans
- 4 recessed can lighting in great room, master bedroom, & study
- Kwikset Chrome Knobs with front door handle set
- Decora touch rocker switches
- Interior privacy locks installed on all bathroom doors & bedroom doors

- Interior doors leading to attic space from second floor
- 42" Direct vent fireplace with pre-cast surround, mantel & pedestal base
- Utility room with a 30"x36" wall cabinet, shelf, rod, & connections for full-size washer/ dryer

## Bath Features

- Elegant white sinks, commodes, & tubs
- Elongated china commodes throughout
- Mud-set tiled shower floor in master bath
- Mikrete hydro-guard water proofing system at wet tiled areas
- Chrome bath hardware throughout

### **Master Bath**

- Granite vanity tops & splash with drop-in china sinks
- Maple recessed panel doors, hidden hinges, & full extension drawers
- Framed vanity mirrors with beveled edges (per plan)
- Moen® chrome "Brantford" or "Eva" 4" center set faucets
- Medicine cabinet in master bath
- Royal Bath free-standing tub
- Chrome Moen® "Brantford" or "Eva" pressure balanced single-lever shower faucet
- Frameless glass shower enclosure
- Hand-laid tile flooring
- Spacious walk-in closet (per plan)
- Separate linen closet in master (per plan)
- Tile to ceiling in master shower

### **Powder Bath (Per Plan)**

- Pedestal sink
- Framed mirror
- Moen® chrome "Brantford" or "Eva" 4" center set faucet
- Hand-laid tile flooring

### **Secondary Bath(s)**

- Marlana marble vanity tops & splash with drop-in sink(s)
- 42" tall beveled vanity mirrors (per plan)
- Porcelain on steel guest tub with ceramic tile surround to ceiling
- Moen® chrome "Brantford" or "Eva" single lever pressure balanced tub & shower faucet
- Hand-laid tile flooring at wet & dressing areas

## Exterior Features

- Stylish exterior 100% masonry finishes including stone, brick, &/or traditional stucco (per plan)
- Automatic photocell 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 & 2 remotes with decorative hardware

- Mahogany or knotty alder 8' with speakeasy & clavos front door
- Sitterle Homes signature brass plate at front entry
- Generous front yard landscape package including trees, shrubs, & sod
- 2 or 3 hose bibs with atrium or courtyard (location per plan)
- Covered Patio (per plan)
- Full irrigation system
- Fully sodded front & backyard
- Water softener loop
- Full gutters

## General Construction Features

- Individually designed & engineered post tension reinforced 2,500 PSI 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 & ramset to foundation
- Conventionally framed walls; quality select 2x4 studs 16" O.C.
- AdvanTech® 3/4" tongue & groove subfloor, glued & 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, two 40-gallon with 4 baths or more
- G.F.I electrical outlet at garage, exterior doors, & all wet areas
- Smoke and carbon monoxide detectors (per building code)
- Electrical & gas dryer connection
- Disappearing attic stairs (per plan)
- Garage is trimmed & painted
- Third party inspections at slab frame, & final stages
- 2-10 Home Buyers Warranty

