



# SETTLERS RIDGE



SITTERLE HOMES

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

## SETTLERS RIDGE

### 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 and windows

### HEATING & AIR CONDITIONING

- All homes engineered individually and properly sized for maximum efficiency
- TRANE 16 SEER rated system including air conditioner, Climatuff compressor and spine fin coil, and full coil protection
- TRANE High efficiency gas furnace
- 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 and studies
- Exhaust vents in all bathrooms and utility room

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## SECURITY & TECHNOLOGY

- Smart Home Ready Package including following: 3 Z-wave electrical switches, Z-wave capable front door keylock, Z-wave capable thermostat, Wifi enabled garage door opener with remote control app and Z-wave controller and Graphic Touch Keypad from Low Voltage provider
- Hard-wired smoke detectors with battery backup
- Hard-wired carbon monoxide detectors
- Kwikset single cylinder deadbolts on all exterior doors
- Security system installed to all exterior doors and windows with one icon keypad and one motion detector
- Security system is prewired for additional keypad at front door and master bedroom

## KITCHEN FEATURES

- Beech cabinets with flat panel doors, soft close doors & drawers & 3" crown molding, 42" upper cabinets & a 6" step up at vent-hood
- 3 cm granite counter tops with your choice of bull-nosed or square edge profile
- Undermount stainless steel double bowl sink with Moen Camerist chrome single lever faucet and pull out sprayer
- 1/3 horsepower Badger garbage disposal
- GE Elite two stage filtered water faucet at kitchen sink
- Full tile back splash
- Superior quality, stainless steel Whirlpool appliances: 30" gas cook top & vent hood, 30" wall oven, built-in microwave and 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 and/or bookshelves (per plan)
- Many architectural arches and features
- MDF closet shelving with wooden rods (per plan)
- Rounded drywall corners, except for windows
- Monterrey texture on walls and ceilings
- Designer selected color choices from quality Sherwin-Williams paint
- 4 1/2" base trim throughout, 2 1/2" door trim
- Luxurious foyer with hand laid tile flooring
- Two Panel 8'0" Roman style interior doors throughout first floor with 6'8" interior

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- doors on second floor (per plan)
- Ceiling Fan & light kit in Family Room & Master Bedroom
- Tile flooring in entry, kitchen, and adjoining breakfast area (per plan), utility room, master bath, powder bath and secondary baths
- Shaw carpet with 1/2" spring 6-lb. cushion pad
- Elegant Quorum lighting package in your choice of three finishes
- Kwikset Dakota front door handle set with deadbolt in Satin Nickel finish
- Kwikset Dorian lever handles on Interior Doors
- 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 & wired for ceiling fans

## BATH FEATURES

### MASTER BATH

- Level 1 granite vanity tops with square edge
- All vanities at the height of 36"
- Beech cabinets with flat panel doors, soft close doors & drawers with full extension drawer guides
- 42" tall vanity mirrors (per plan)
- Moen "Chateau" chrome plumbing fixtures
- Master tub selections include an acrylic drop in tub in white with c-tile deck, or free standing tub
- Clear glass enclosure with chrome trim in Master shower
- Hand laid tile flooring
- Spacious walk-in closet
- Separate linen closet (per plan)
- Medicine cabinet in master (per plan)
- Elongated commode
- Rain glass in windows

### POWDER BATH (Per Plan)

- Pedestal sink in white
- Elongated commode
- 18" x 36" Oval mirror
- Moen "Chateau" 4 inch center set chrome faucet
- Moen "Mason" chrome bath hardware

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- Hand-laid tile flooring

## SECONDARY BATH(S)

- Moen "Chateau" chrome plumbing fixtures
- Vanity at the height of 36"
- Elongated commode
- Level 1 granite vanity tops with square edge
- Beech cabinets with flat panel doors, soft close door & drawers with full extension drawer guides
- 42" tall, vanity mirrors (per plan)
- Moen "Mason" chrome bath hardware
- Porcelain on steel tub with tile surround
- Acrylic shower pan (per plan)
- Moen "Chateau" chrome tub & shower faucet
- Elongated Commodes
- 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 door
- Covered porches (per plan)
- Full sod front & rear yards
- Full irrigation front & rear yards
- Knotty Alder 8'0", two panel, smooth square top front door
- Front & back yard maintenance included in HOA dues

# SETTLERS RIDGE

## 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
- 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
- Two 2 hour design center sessions with the assistance of a professional decorator



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