



**SUNDAY CREEK AT
KINDER RANCH**



SITTERLE HOMES

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

SUNDAY CREEK AT KINDER RANCH

INSULATION & BUILDING ENVELOPE

- ZIP System wall sheathing that provides a protective air & moisture barrier to the home (per plan)
- Open-cell foam insulation is sprayed in the attic & exterior shared walls to create a tighter building envelope & reduce heat transfer into your home
- Windows come double paned with low-e glass & almond color vinyl casing
- Poly foam sealant at all exterior base plates, exterior penetrations, doors & windows
- Noise dampening insulation package, separating master bedroom, utility room & bath areas from common areas of the home

HEATING & AIR CONDITIONING

- HVAC System is engineered specifically for each home to ensure maximum efficiency
- TRANE 15 SEER rated system including air conditioner, Climatuff compressor & spine fin coil & full coil protection
- TRANE 95% AFUE gas furnace with high efficiency motor
- TRANE aluminum high efficiency comfort coils
- TRANE touch screen programmable thermostat
- Extended 10 year equipment warranty
- Aprilaire Fresh Air Ventilation Control System with 4" pleated media filter
- Flexible R6 foil backed duct work with additional return airs at all bedrooms & studies

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SECURITY & TECHNOLOGY

- Smart Home Ready Package including: Z-Wave capable thermostat, front door lock & 3-electrical switches
- Wi-Fi supported garage door opener with remote control app & Z-wave controller
- Graphic touch keypad
- Additional security system keypad pre-wired at front door, garage door or master bedroom
- Hard-wired smoke detectors with battery backup & carbon monoxide detectors
- Kwikset single cylinder deadbolts on all exterior doors
- Security system sensors on all exterior doors & windows
- Interior wall-mounted motion detector
- Wired & trimmed electric car charger outlet in Ggarage

KITCHEN FEATURES

- Poplar cabinets that include: soft close doors & drawers, 3" crown molding, 42" upper cabinets, 36" base cabinets, full-extension drawers & 6" step up at vent hood
- 3 cm granite countertops with your choice of bull-nosed or square edge profile
- Undermount stainless steel 50/50 bowl sink with single-hole Moen Sleek pull-down faucet in chrome
- GE Elite two stage filtered water spigot at kitchen sink
- 1/3 horsepower Badger garbage disposal
- Full tile backsplash
- Superior quality stainless steel Whirlpool appliances: 30" gas cooktop with vent hood, dishwasher, & 30" built-in oven & microwave combo
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- Recessed LED disk lighting (per plan)

INTERIOR FEATURES (Per Plan)

- Dramatic high ceilings
- Built-in niches &/or bookshelves
- Gas fireplace at great room with cedar mantle & tile surround
- Architectural features including arches, niches, ceiling treatments, rotundas & more
- MDF closet shelving with wooden rods (per plan)
- Rounded drywall corners (except for windows)
- Monterrey texture on walls & ceilings
- Choice of designer selected Sherwin-Williams paint colors

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- 4½" baseboards, crown molding (per room) & 3½" door trim
- 1st floor 8'0" two-panel Carrara style interior doors & 6'8" doors at 2nd floor
- Ceiling fan with light kit in greatroom & master bedroom
- Hand-Laid tile floors in entry, kitchen, great room, utility, master bathroom, & secondary bathroom(s)
- Hand-Laid tile floors breakfast area & powder bath
- Shaw carpet with ½" spring 6-lb. cushion pad
- Your choice of Maxim lighting package Logan, Basix, Coraline or Axis in nickel or bronze finish
- Kwikset Dakota front door handle set & deadbolt in satin nickel finish
- Kwikset Dorian lever handles on interior doors
- Privacy locks for master bedroom & bathroom doors
- Interior doors leading to attic space from second floor secured with keyed lock
- Utility room with MDF shelf & rod, connections for a full size washer & dryer, exhaust vent & cabinetry
- Design appointments with professional interior designer
- Secondary rooms blocked ceiling fans

BATH FEATURES (Per Plan)

MASTER BATH

- 36" high vanities with level 1 granite countertop
- Flat panel beech cabinets including full extension drawers & built-in soft close function
- 42" tall vanity mirrors
- Mudset tile shower floor
- Your choice of acrylic drop-in tub with tile surround & deck or Royal brand freestanding tub
- Moen Gibson plumbing fixtures in chrome
- Clear glass shower enclosure with chrome trim
- Hand-laid tile floor
- Spacious walk-in closet
- Separate linen closet
- Medicine cabinet in master
- Elongated commode
- Broan Ultra Silent exhaust vent
- Rain glass windows

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POWDER BATH (per plan)

- Pedestal sink in white
- 18" x 36" Oval mirror
- Moen Gibson 4 inch centerset chrome faucet
- Moen Yorkshire chrome bath hardware
- Hand-laid tile flooring
- Exhaust vent

SECONDARY BATH(S)

- Moen Gibson chrome plumbing fixtures
- 36" high vanities with level 1 granite countertop
- Flat panel beech cabinets including full extension drawers&built-in soft close function
- 42" tall, vanity mirrors (per plan)
- Moen Yorkshire chrome bath hardware
- Porcelain coated steel tub with tile surround
- Moen Gibson chrome tub & shower faucet
- Hand-laid tile flooring

EXTERIOR FEATURES

- 30 year dimensional 240 lb. Class C composition shingles
- 4 sided exterior masonry on 1st floor including stone, brick and/or stucco materials
- James Hardie fiber cement family of products (per plan)
- Exterior coach lighting at garage with cast stone address plate
- Efficient Wayne Dalton garage door with 2 remotes
- Garage door opener with 2 remotes
- Traditional broom finish sidewalks, walk way, driveway, porch & patio
- 3-car garages (per plan)
- Outdoor covered patio
- Full sod & programmable irrigation system for front, sides & rear
- Screens on all operable windows
- 8' 2-panel solid Knotty Alder front door

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GENERAL CONSTRUCTION FEATURES

- Homesite & floorplan specifically-engineered post tension reinforced 3,000 PSI concrete foundation
- Foundation inspected by independent registered engineering firm
- Engineered framing plan layouts
- Conventionally framed walls made with quality selected 2x4 studs that are 16" on center
- Independently engineered 3/4" tongue & groove OSB subfloor system, glued & nailed on 2nd floor
- Fire blocking between studs (per code)
- Blocking for future window treatments & future wall-mounted TVs
- PEX water lines & PVC drain lines
- Pre-plumbed for water softener
- 50-gallon natural gas rapid recovery water heater in floorplans with 3.5 bath or less
- Two 40-gallon natural gas rapid recovery water heater in floorplans with 4+ baths
- Water shut-off on loop to cut off all interior lines in case of vacation or emergency
- G.F.I. electrical outlets 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
- 2-10 Home buyers warranty



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