



MIRALOMAS



SITTERLE HOMES

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

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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
- Black or dark vinyl double windowpane 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 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 and studies
- Exhaust vents in all bathrooms and utility room

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
- 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

*Items effective with homes started or lot contracts after January 1, 2023. Features, plan pricing, elevations, options and available selections are subject to change without notice. 06/01/2023

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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 flat or raised panel doors, 3" crown molding, 42" upper cabinets with adjustable shelves and hidden hinges, and a 6" step up at vent-hood
- 3 cm granite counter tops 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 and pull out sprayer
- ½ horsepower Badger garbage disposal with counter top located push button actuator
- GE drinking water system at kitchen sink
- Full tile back splash
- Superior quality, stainless steel Whirlpool appliances: 36" gas cook top & vent hood, 30" wall oven, built-in microwave and dishwasher
- Vent hood 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 and/or bookshelves (per plan)
- Many architectural arches and features
- Two panel 8'0" Carrera smooth finish interior doors throughout first floor and 6'8" interior doors on second floor
- Stained wood handrail with wrought iron balusters and painted trim work (per plan)
- Wood closet shelving and 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 ½" base trim throughout, 2 ½" door trim
- Luxurious foyer with hand laid tile flooring
- Tile flooring in entry, kitchen, and adjoining breakfast area (per plan), utility room, master bath, powder bath and secondary baths

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- 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 and Master Bedroom
- Secondary Bedrooms, Game Room and Study are blocked and wired for ceiling fans
- 4 recessed lights in great room
- 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

- White 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

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- 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 140' back from front property line (varies per homesite)
- Stylish exterior 100% masonry finishes may include stone &/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)

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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



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