



VIDA



SITTERLE HOMES

We offer an abundance of subtle luxury & lifestyle features as standard for an optimal home experience.

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INSULATION & BUILDING ENVELOPE

- ZIP System wall sheathing provides a protective air & moisture barrier to the home
- Open-cell foam insulation with a lifetime warranty creates a tighter building envelope & reduces heat transference into your home
- White vinyl divided lite insulated windows
- James Hardie fiber cement family of products
- Poly foam sealant at all exterior base plates, exterior penetrations, doors & windows
- Noise Dampening Insulation Package: Insulation applied to primary bedroom, utility room, & bath areas to separate from common areas of the home

HEATING & AIR CONDITIONING

- All homes engineered individually & properly sized for maximum efficiency
- TRANE XR-15 System with full coil protection: Air Conditioner, Climatuff Compressor & Spine Fin Coil- This includes an extended 10 year equipment warranty on HVAC with homeowner registration
- SEER 16 Electric Heat
- Honeywell WIFI programmable thermostat
- Aprilaire Fresh Air Ventilation Control System with 4" pleated media filter for each system
- Flexible R8 foil backed duct work with additional return airs at all bedrooms & studies
- Exhaust vents in all bathrooms & utility room

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SECURITY & TECHNOLOGY

- Smart Home Ready Package: 3 Z-wave electrical switches, Z-wave capable front door keylock, Z-wave capable thermostat, Z-wave controller, Wifi enabled garage door opener with remote control app & graphic touch keypad from low voltage provider
- Hardwired smoke & carbon monoxide detectors with battery backup
- Kwikset single cylinder deadbolts on all exterior doors
- Security system is prewired

KITCHEN FEATURES

- Soft close drawers & cabinets with 3" crown molding, 42" upper cabinets
- 3cm Level 2 quartz counter tops with square edge profile
- True Blue #7 stainless steel undermount sink with Moen Sleek Spot Resist Stainless single lever faucet with pull out sprayer
- ½ horsepower Badger garbage disposal
- GE Elite two stage filtered water faucet at kitchen sink
- Full tile backsplash
- Stainless Steel 30" gas range & microwave hood combo unit & dishwasher
- Pre-plumbed for ice maker at refrigerator

INTERIOR FEATURES

- MDF closet shelving with stained wooden rods (per plan)
- Orange peel texture on walls & ceilings
- Square sheetrock corners throughout
- Designer selected color choices from quality Sherwin-Williams paint
- 4 ½" base trim throughout, 3 ½" door trim
- Two panel 8ft Carrera style interior doors throughout first floor with 6'8" interior doors on second floor (per plan)
- Ceiling fans per plan
- Decora light switches
- Luxury vinyl plank flooring in all of the living, kitchen, entry, stairs, halls, and utility
- Shaw carpet with ½" spring 6-lb. cushion pad in all bedrooms, and hobby room/exercise room

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- Kwikset Hawthorne front door handle set with deadbolt in satin nickel finish
- Kwikset Halifax levers in satin nickel finish on interior doors
- Interior privacy locks installed on all bathroom doors & primary bedroom doors
- Pull down attic doors (per plan)
- LED disk lighting (varied per plan)

BATH FEATURES

PRIMARY BATH

- Level 2 Quartz vanity tops with square edge profile
- 36" Vanity
- Soft close cabinets & drawers
- Moen Genta one handle high-arc brushed nickel plumbing fixtures
- Medicine cabinet in primary bath
- Elongated commode seat, comfort height
- Hand laid tile flooring

POWDER BATH (Per Plan)

- Pedestal sink
- Elongated commode seat, comfort height
- 24"x36" framed mirror
- Moen Genta one handle high-arc brushed nickel plumbing fixtures
- Hand laid tile flooring

SECONDARY BATH(S)

- Level 2 Quartz vanity tops with square edge profile
- Moen Genta one handle high-arc brushed nickel plumbing fixtures
- Elongated commode seat, comfort height
- 36" Vanity
- Soft close cabinets & drawers
- Porcelain on steel tub with tile surround
- Hand laid tile flooring

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EXTERIOR FEATURES

- 30 year dimensional 240 lb. Class C composition shingles
- Masonry finishes may include combination of Stone, traditional stucco &/or low maintenance James Hardie fiber cement siding (per plan)
- 3080 Santa Monica Mahogany 6-light front door
- Exterior coach lighting at garage with cast stone address plate
- Efficient Wayne Dalton garage door with 2 remotes
- Screens on all operable windows
- Traditional broom finish sidewalks, drives & open patios

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 & groove OSB sub-floor, glued & nailed to engineered floor system
- 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
- G.F.I. electrical outlet at garage, exterior doors & all wet areas
- Wired & trimmed for 50AMP/220V outlets for electric vehicle chargers
- Smoke & carbon monoxide detectors per building code
- Electrical dryer connection
- Garage is taped, floated, & painted
- Third party inspections at slab, frame & final stages
- 2-10 Home buyers warranty



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