

DAVIS RANCH

SITTERLE HOMES

Introducing the Classic 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
- Almond vinyl double pane, insulated windows with Low-E tilt-in
- Radiant barrier roof decking
- James Hardie fiber cement family of products
- 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 15.2 SEER2 HVAC 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
- TRANE 80% AFUE high efficiency gas furnace
- TRANE Aluminum high efficiency comfort coils
- TRANE touchscreen 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

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 as well as Z-wave controller & 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 installed to all exterior doors & windows with one icon keypad in addition to one motion detector

*Items effective with homes started or lot contracts after April 22,2025. Features, plan pricing, elevations, options & available selections are subject to change without notice. 04/30/25

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- Security system is prewired for additional keypad at front door & primary bedroom

KITCHEN FEATURES

- Flat panel, soft close drawers & cabinets with 3" crown molding, 42" upper cabinets & 6" step up at vent hood
- 3cm granite counter tops with your choice of bull-nosed or square edge profile
- Undermount, 9" deep, stainless steel double bowl sink with Moen Sleek spot resist stainless single lever faucet with pull out sprayer
- ⅓ horsepower Badger garbage disposal
- GE Elite two stage filtered water faucet at kitchen sink
- Full tile backsplash
- Stainless Steel Whirlpool Appliances: 36" gas cook-top & vent hood, 30" wall oven, built-in microwave & dishwasher
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- LED disk lighting (varied per plan)

INTERIOR FEATURES

- Dramatic high ceilings (per plan)
- Built-in niches &/or bookshelves (per plan)
- Many architectural arches & features
- MDF closet shelving with wooden rods (per plan)
- Rounded drywall corners, except for windows
- Monterrey texture on walls & ceilings
- Designer selected color choices from quality Sherwin-Williams paint
- Choice of traditional 4 ½" base & 3 ½" door trim or square profile 1"x 6" base & 1"x 4" door trim
- Luxurious foyer with hand laid tile flooring
- Two panel 8' Carrera style interior doors throughout first floor with 6'8" interior doors on second floor (per plan)
- Ceiling fan & light kit in great room as well as the primary room
- Choice of tile or luxury vinyl plank flooring in entry, kitchen, breakfast area & dining, utility room, primary bath, powder bath & secondary bath(s)
- Shaw carpet with ½" spring 6-lb. cushion pad at non-tiled areas
- Maxim lighting package in your choice of available 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 & primary bedroom doors
- Interior doors leading to attic space from second floor secured with keyed lock (per plan)

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- Interior utility room outfitted with cabinet(s), a shelf & rod (per plan), in addition to connections for a full size washer & dryer
- All secondary rooms blocked for ceiling fans
- 4 LED disks in great room

BATH FEATURES

PRIMARY BATH

- Level 1 Granite vanity tops and splash with undermount sinks
- 36" Vanity
- Flat panel, soft close cabinets & full extension, soft close drawers
- 42" Vanity beveled edge mirror
- Widespread Moen Gibson 8" brushed nickel faucet & fixtures
- Clear glass enclosure with brushed nickel trim in primary shower
- Spacious walk-in closet
- Mudset tile shower floor
- Separate linen closet (per plan)
- Medicine cabinet in primary bath
- Elongated commode seat, comfort height
- Choice of primary tub: White acrylic drop-in tub with c-tile deck, or Jardin or Ovalada freestanding tub
- Hand laid tile flooring
- Rain glass windows

POWDER BATH (Per Plan)

- Pedestal sink
- Elongated commode seat, comfort height
- 18" x 36" Oval mirrors
- Widspread Moen Gibson 8" brushed nickel faucet
- Moen Madison brushed nickel bath hardware
- Hand laid tile flooring

SECONDARY BATH(S)

- Level 1 Granite vanity tops and splash with undermount sink
- Centerset Moen Gibson 4" brushed nickel faucet & fixtures
- Moen Madison brushed nickel bath hardware
- Elongated commode seat, standard height
- 36" Vanity
- Soft close cabinets & drawers
- 42" Vanity beveled edge mirror
- Royal Harlen 60"x30" Tub with tile surround
- Hand laid tile flooring

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EXTERIOR FEATURES

- 30 Year dimensional, 240 lb. Class C composition shingles
- 100% Masonry finishes may include: Stone, brick or low maintenance James Hardie fiber cement siding & family of products (per plan)
- Knotty Alder 8'0", two panel, smooth, square top front door
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Efficient Wayne Dalton garage door with 2 remotes
- Covered porches (per plan)
- Front & rear yards include full sod & irrigation
- Traditional broom finish sidewalks, drives & open patios (per community)

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
- 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 gas rapid recovery water heater in floorplans with 3.5 bath or less
- Two 40-gallon gas rapid recovery water heater in floorplans with 4 baths or more
- 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
- Disappearing attic stairs (per plan)
- Garage is taped, floated, & painted
- Third party inspections at slab, frame & final stages
- Two 2 hour design studio sessions with the assistance of a professional designer
- 2-10 Home buyers warranty

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