



**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

- 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

- HVAC System is engineered specifically for each home to ensure 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 gas furnace with high efficiency motor
- TRANE Aluminum high efficiency comfort coils
- TRANE touch screen 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
- Security system installed at all exterior doors & windows with one icon keypad in addition to one motion detector
- Security system is pre-wired for additional keypad at front door, garage door & primary bedroom
- Hardwired smoke detectors & carbon monoxide with battery backup
- Kwikset single cylinder deadbolts on all exterior door

KITCHEN FEATURES

- Soft close cabinets & full extension, soft close drawers with 3" crown molding; 36" base cabinets, 42" upper cabinets & 6" step up at vent hood
- 3cm granite countertops with your choice of bull-nosed or square edge profile
- Undermount stainless steel double bowl sink with Moen Sleek spot resist stainless single lever faucet with pull down sprayer
- GE Elite two stage filtered water faucet at kitchen sink
- 1/3 horsepower Badger garbage disposal
- 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
- Built-in niches &/or bookshelves
- Gas fireplace at great room with 5' 8x8 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
- Choice of traditional 4^{1/2"} base & 3^{1/2"} door trim or square profile 1"x 6" & 1 x 4" door trim
- Two panel 8' Carrera style interior doors throughout first floor with 6'8" interior doors on second floor (per plan)

*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. 04/22/2025

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- Ceiling fan & light kit in great room as well as the primary room
- Choice of tile or luxury vinyl plank flooring in entry, great room, kitchen, breakfast area & dining, utility room, primary bath, powder bath & secondary bath(s)
- Shaw carpet with ½" spring 6lb. cushion pad at non-tiled areas
- Maxim lighting package in your choice of available finishes
- Kwikset Dakota front door handle set & deadbolt in satin nickel finish
- Kwikset Dorian lever handles on interior doors
- Privacy locks for primary bedroom & bathroom doors
- Interior doors leading to attic space from second floor secured with keyed lock
- 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

BATH FEATURES (Per Plan)

PRIMARY BATH

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

POWDER BATH (per plan)

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

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SECONDARY BATH(S)

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

EXTERIOR FEATURES

- 30 year dimensional 240 lb. Class C composition shingles
- First floor 4-sided Masonry finishes may include stone, brick &/or stucco materials
- Low maintenance James Hardie fiber cement siding & family of products on 2nd floor only (per plan)
- Knotty Alder 8'0", two panel, smooth, square top front door
- Exterior coach lighting at garage with cast stone address plate
- Efficient Wayne Dalton garage door with 2 remotes
- Outdoor covered patio (per plan)
- Full sod & programmable irrigation system for front, sides & rear
- Screens on all operable windows
- Traditional broom finish sidewalks, drives & open patios (per community)

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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 $\frac{3}{4}$ " 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
- 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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