



HIGHLAND ESTATES



SITTERLE HOMES

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

HIGHLAND ESTATES

COMMUNITY HIGHLIGHTS

- Gated Community
- Broom finish on sidewalks, drives and open patios
- Beautifully landscaped front yards
- Full sod front & 35 ft from rear
- Full irrigation front & rear

INSULATION & BUILDING ENVELOPE

- Blown insulation in flat ceiling attic R-3
- Batt insulation in sloped ceilings R-22
- Batt wall Insulation in walls R-13
- Almond vinyl double pane, insulated 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

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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 primary 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

- 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
- Undermount, 9" deep, stainless steel double bowl sink with Moen Genta spot resist stainless single lever faucet with pull out sprayer
- ½ horsepower Badger garbage disposal with counter top located push button actuator
- GE Elite two stage filtered water faucet 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' Carrera smooth finish interior doors throughout first floor and 6'8 interior doors on second floor (per plan)

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- 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
- 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
- Choice tile or luxury vinyl plank flooring in entry, kitchen, and adjoining breakfast area (per plan), great room, utility room, primary bath, powder bath and secondary baths
- Shaw carpet with ½" spring 6-lb. cushion pad
- Elegant Maxim lighting package, in your choice of finishes, includes ceiling fans with light kits in the great room and primary bedroom
- Secondary bedrooms, game room and study are blocked and wired for ceiling fans
- 4 recessed lights in great room
- Kwikset Chelsea front door handle set with deadbolt in satin nickel finish
- Kwikset Dorian lever handles in satin nickel finish
- Door hinges match door hardware
- Decora touch rocker switches in white
- Interior privacy locks installed on all bathroom doors and primary bedroom doors
- Interior doors leading to attic space from second floor secured with keyed lock (per plan)
- Interior 40" direct vent, gas log fireplace with cedar mantel and tile surround
- Interior utility room with cabinet(s), shelf, and rod (per plan) and connections for a full-size washer and dryer
- Interior design assistance including 2 – three-hour appointments with professional designer

BATH FEATURES

PRIMARY BATH

- Level 1 granite vanity tops and splash with undermount sinks
- All vanities at the height of 36"
- 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)
- Widespread Moen Dartmoor 8-inch brushed nickel faucets & fixtures
- Moen Madison brushed nickel bath hardware
- Medicine cabinet

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- Choice of primary tub: White acrylic drop-in tub with c-tile deck, or Jardin or Ovalada freestanding tub
- Moen Dartmoor pressure balanced, single lever, brushed nickel shower faucet
- Clear glass enclosure with brushed nickel trim in primary shower
- Hand laid tile flooring
- Mud-set tiled shower floor
- Spacious walk-in closet
- Separate linen closet (per plan)

POWDER BATH (per plan)

- Beautiful cabinet with level 1 granite and splash with undermount sink
- Moen Inspirations Glenshire mirror in brushed nickel
- Widespread Moen Dartmoor 8-inch brushed nickel faucet
- Moen Madison brushed nickel bath hardware
- Hand laid tile flooring

SECONDARY BATH(S)

- Level 1 granite and splash with undermount sink(s)
- Vanity at the height of 30"
- 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 Dartmoor 4-inch center-set brushed nickel faucet
- Moen Madison brushed nickel bath hardware
- Royal Harlen 60"x30" Tub with tile surround
- Acrylic shower pan (per plan)
- Moen "Dartmoor" pressure-balanced, single lever brushed nickel tub and shower faucet
- Hand laid tile flooring in wet areas

EXTERIOR FEATURES

- 30 Year, dimensional, 240 lb. Class C composition shingles
- Stylish exterior masonry finishes may include stone, brick and/or traditional stucco with low maintenance James Hardie family of products (per plan)
- One exterior coach light at garage with cast stone address plate (per plan)
- Efficient insulated Wayne Dalton garage door
- ½ horsepower Genie opener and two remotes
- Knotty Alder 8'0", two panel, smooth, square top front door
- Gas valve for future grill at covered porch (per plan)
- Covered patio (per plan)

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GENERAL CONSTRUCTION FEATURES

- Individually designed and 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 2x4 studs 16" on center
- AdvanTech ¾" tongue and groove OSB sub-floor, glued and 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 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 or more
- G.F.I. electrical outlet at garage, exterior doors and all wet areas
- Smoke and 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, and final stages
- 2-10 Home Buyers Warranty



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