



**MIRALOMAS**



**SITTERLE HOMES**

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

## MIRALOMAS

### 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
- Bronze 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 & windows

### HEATING & AIR CONDITIONING

- All homes engineered individually & properly sized for maximum efficiency
- TRANE 15.2 SEER2 rated 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 electric 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

### 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
- Structured Wiring Package: up to 6 half drops that terminate into a 12" home network panel
- One USB combination charger/plug. One dimmable LED Night Light/plug.

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

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- 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 & primary bedroom
- Hardwired smoke detectors & carbon monoxide with battery backup
- Kwikset single cylinder deadbolts on all exterior doors

## KITCHEN FEATURES

- Choice of flat or raised panel doors. Features include: 3" crown molding, 42" upper cabinets with adjustable shelving, hidden hinges & a 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 Genta spot resist stainless steel single lever faucet with pull out sprayer
- ½ horsepower Badger garbage disposal with push button actuator located at countertop
- GE Elite two stage filtered water faucet
- Full tile backsplash
- Stainless Steel Whirlpool Appliances: 36" electric cook-top & vent hood (vented to exterior), 30" wall oven, built-in microwave & dishwasher
- 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 &/or bookshelves (per plan)
- Many architectural arches & features
- Two panel 8' Carrera smooth finish interior doors throughout first floor with 6'8" interior doors on second floor (per plan)
- 40" direct vent fireplace in great room
- Stained wood handrail with wrought iron balusters & painted trim work (per plan)
- Wood closet shelving & 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 1/2" base & 3 1/2" door trim or square profile 1"x6" base & 1"x4" door trim
- 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 1/2" spring 6lb. cushion pad at non-tiled areas
- 4 recessed lights in great room

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- Maxim lighting package in your choice of available finishes. Includes: Ceiling fans with light kit in great room & primary bedroom
- Secondary bedrooms, flex room(s) & studies are blocked & wired for ceiling fans
- Kwikset Dorian lever handles satin nickel finish. Door hinges to match door hardware finish
- Decora touch rocker switches in ivory, white or light almond
- 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)
- Interior utility room outfitted with cabinet(s), a shelf & rod (per plan), in addition to connections for a full size washer & dryer

## BATH FEATURES

- White sinks, commodes & tubs

### PRIMARY BATH

- Level 1 vanity tops & splash with undermount sinks
- 36" Vanity with 42" vanity mirrors with beveled edges (per plan)
- Choice of flat or raised panel doors with hidden hinges
- Medicine cabinet in primary bath as plans allows
- Moen Dartmoor 8 inch widespread brushed nickel faucets
- Moen Madison brushed bath nickel hardware
- Moen Dartmoor single lever brushed nickel shower faucet
- Clear glass shower enclosure with brushed nickel trim
- Rain glass in windows
- Choice of primary tub: White acrylic drop-in tub with c-tile deck or Jardin or Ovalada free standing tub
- Mudset tile shower floor
- Hand laid tile floor in wet areas
- Spacious walk-in closet
- Separate linen closet

### POWDER BATH (Per Plan)

- Cabinet with level 1 granite vanity top & undermount sink
- 42" vanity mirrors with beveled edges (per plan)
- Moen Dartmoor 8 inch widespread brushed nickel faucet
- Moen Madison brushed bath nickel hardware
- Hand laid tile floor in wet areas

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## SECONDARY BATH(s)

- Level 1 granite and splash with undermount sink(s)
- 36" Vanity with 42" vanity mirrors with beveled edges (per plan)
- Choice of flat or raised panel doors with hidden hinges
- Moen Dartmoor 4 inch center-set brushed nickel faucet
- Moen Madison brushed bath nickel hardware
- Royal Harlen 60"x30" with tile surround
- Acrylic shower pan (per plan)
- Moen Dartmoor single lever brushed nickel tub & shower faucet
- Hand laid tile floor in wet areas

## EXTERIOR FEATURES

- Metal roof
- 140' wrought iron fencing extending from front property line (varies per plan)
- Stylish exterior 100% masonry finishes may include stone &/or traditional stucco with low maintenance James Hardie family of products (per plan)
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Wayne Dalton insulated garage door with ½ horsepower Genie linear belt-driven opener- Includes 2 remotes
- Knotty Alder 8'0", two panel, smooth, square top front door
- Advantech ¾" tongue & groove OSB sub-floor glued & nailed to engineered floor system
- Covered patio (per plan)
- Gutters on front of home

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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 & 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
- Wired & trimmed 50AMP/220V outlets for electrical car charges added to garage. Main electrical panels reserve space for future solar panel installation
- 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
- Two 3 hour design studio sessions with the assistance of a professional designer
- 2-10 Home Buyers Warranty



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