



THE GARDENS AT COMANCHE TRACE



SITTERLE HOMES

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

THE GARDENS AT COMANCHE TRACE

COMMUNITY HIGHLIGHTS

- Basic lawn maintenance included in HOA dues
- Luxury garden home community featuring zero lot line homesites & coved street design
- All homesites are located on greenbelts
- Walking trails meander through greenbelts
- Beautifully landscaped front yards
- Full sod front & rear
- Full irrigation front & rear
- Gutters on front & zero lot line side of home
- Traditional salt finish on sidewalks, drives & open patios
- Green Building features include:
- Broan ultra-silent & humidity sensing exhaust vents with timer switch in all baths & utility room
- Energy saving LED light bulbs in decorative fixtures

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
- Black 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

THE GARDENS AT COMANCHE TRACE

HEATING & AIR CONDITIONING

- All homes engineered individually & properly sized for maximum efficiency
- TRANE 15.2 SEER rated system including Air Conditioner, Climatuff Compressor & Spine Fin Coil & Full Coil Protection
- TRANE 80% AFUE Electric 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 with registration
- Aprilaire Fresh Air Ventilation Control System
- 4" Aprilaire pleated media filter for each system
- Flexible R-8 foil backed duct work with additional return airs at all bedrooms & studies
- Exhaust fans 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 and Z-wave controller and Graphic Touch Keypad from Low Voltage provider.
- Security system installed to all exterior doors & windows with one icon keypad & one motion detector
- Security system is pre-wired for additional keypad at front door & master 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 cabinets with your choice of flat or raised panel doors, 3" crown molding, 42" upper cabinets with adjustable shelves & hidden hinges, & a 6" step up at vent-hood
- 3 cm granite countertops with your choice of bull-nosed or square edge profile
- Mirado Undermount, 9" deep, stainless steel double bowl sink with Moen Genta classic stainless single lever faucet with pull out sprayer
- ½ horsepower Badger garbage disposal with countertop located push button actuator
- GE Elite two stage filtered water faucet
- Full tile backsplash

THE GARDENS AT COMANCHE TRACE

- Superior quality, stainless steel Whirlpool appliances: 30" wall oven, built-in micro-wave & dishwasher
- 36" electric cook top & venthood 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 &/or bookshelves (per plan)
- Many architectural features
- Two panel 8'0" Carrera smooth finish interior doors throughout first floor & 6'8" interior doors on second floor
- Stained wood handrail with wrought iron balusters & painted trim work (per plan)
- Wood closet shelving & rods (per plan)
- Monterrey texture on walls & ceilings
- 4 recessed lights in great room
- 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"x 6" base & 1"x 4" door trim
- Luxurious foyer with hand laid tile flooring
- Choice of tile or luxury vinyl plank in entry, kitchen & adjoining breakfast area (per plan), great room, utility room, primary bath, powder bath & secondary baths
- Shaw carpet with 1/2" spring 6-lb. cushion pad
- Elegant Maxim lighting package, in your choice of several finishes, includes ceiling fans with light kits in the great room & primary bedroom
- Secondary bedrooms, game room & study are blocked & wired for ceiling fans
- Kwikset Chelsea front door handle set with deadbolt in satin nickel finish
- Kwikset Dorian lever handles in satin nickel finish
- Metallic metal finishes on door hinges
- Decora touch rocker switches in white
- 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)
- 50" LED electric fireplace
- Interior utility room with cabinet(s), shelf & rod (per plan) & connections for a full size washer & dryer
- Design assistance including two 3 hour appointments with a professional interior designer

THE GARDENS AT COMANCHE TRACE

BATH FEATURES

PRIMARY BATH

- Level 1 granite vanity tops and splash with undermount sinks
- All vanities at the height of 36"
- Poplar cabinets with your choice of flat or raised panel doors with hidden hinges
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen Dartmoor 8" widespread brushed nickel faucets
- Moen Madison brushed nickel bath hardware
- Medicine cabinet (per plan)
- 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)
- Rain glass in window(s) over tub (per plan)

POWDER BATH (per plan)

- Level 1 granite vanity top and splash with undermount sink
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen Dartmoor 8" widespread brushed nickel faucet
- Moen Madison brushed nickel bath hardware
- Hand laid tile flooring

SECONDARY BATH(S)

- Level 1 granite vanity top and splash with undermount sink
- Vanity at the height of 36"
- Poplar 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" center-set brushed nickel faucet
- Moen Madison brushed nickel bath hardware
- Royal Harlan 60"x30" Tub with tile surround
- Acrylic shower pan (per plan)
- Moen Dartmoor pressure-balanced, single lever brushed nickel tub & shower faucet
- Hand laid tile flooring in wet areas

THE GARDENS AT COMANCHE TRACE

EXTERIOR FEATURES

- 30 Year, Dimensional, 240 lb. Class C Composition Shingles
- Stylish exterior 100% masonry finishes may include stone, &/or traditional stucco with low maintenance James Hardie family of products (per plan)
- One exterior coach lighting at garage with cast stone address plate (per plan)
- Wayne Dalton Sonoma garage door
- ½ horsepower belt driven garage door opener
- Knotty Alder 8'0", two panel, smooth, square top front door
- Covered patio (per plan)

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, 2x4 studs 16" on center
- AdvanTech ¾" tongue and 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 (per code)
- 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
- 2-10 Home Buyers Warranty



SITTERLE HOMES



sitterlehomes.com