



## TRADITION SERIES

### QUALITY CONSTRUCTION

- Energy Star certified
- Diamond level Environments For Living rating
- Limited 9-year warranty
- Up to 16-SEER high efficiency HVAC system
- Radiant barrier roof sheathing
- R-38 attic insulation at livable areas
- Pella dual-pane low-E vinyl windows and sliding glass doors
- Fresh air ventilation system
- Carbon monoxide and smoke detectors
- Tankless water heater
- Pex water piping system
- Pre-plumbed for soft water system
- Post tension foundation system
- In wall pest defense system, ready for activation
- Upgraded Sherwin Williams paint products

### COMFORT AND CONVENIENCE

- Abundant LED lighting in Kitchen, Great Room and halls
- Structured wiring includes 2 phone/data outlets and 4 television outlets with choice of location
- USB outlets in Master Bedroom and Kitchen
- Weatherproof exterior outlets at outdoor living space and front porch
- Outlet for golf cart charger
- Digital and programmable thermostat with fan timer
- Large covered outdoor living space with recessed lighting
- PVC sleeve under driveway for future landscaping options
- Conveniently located hose bibbs

### CLASSIC KITCHEN FEATURES

- Granite countertops - Epiphany collection
- LG Stainless appliance package with an electric smoothtop range, vented micro-hood, and Energy Star dishwasher with Stainless Steel interior tub and liner
- Stainless Steel, undermount, single bowl sink
- Delta pull-out faucet
- Kitchen island with counter height extended top
- Spacious pantry
- Built-in look refrigerator space
- Waterline to refrigerator for icemaker
- Heavy duty garbage disposer
- 36" upper cabinets, crown moulding, and choice of stain color

### DISTINCTIVE EXTERIORS

- Spacious 2-car garage
- Four distinctive architectural elevations
- Elegant 8' high entry door with choice of Schlage handleset and dead bolt
- 8' high insulated sectional steel garage door with Liftmaster electric opener and remotes
- Rich Monterey stucco finish
- Stucco primed with high-end masonry primer
- Recessed lighting above garage door
- Lit address numbers
- Color-thru, concrete roof tile

### INTERIORS AT A GLANCE

- 9' flat ceilings with volume ceiling areas (per plan)
- Rounded interior drywall corners
- Spacious Master closet with high/low rods and shelving
- Quad electric outlets at each bedside in Master
- 17" tile in Foyer, Kitchen, Dining (per plan) Laundry and baths
- Stylish stain resistant carpet in choice of color
- 3-1/4" baseboards
- Schlage interior door hardware
- Skip trowel textured drywall finish
- Pre-wired for ceiling fans in Great Room, Master Bedroom, Den, and Bedroom 2
- Choice of interior door style

### ELEGANT BATHS

- Spacious tiled Master shower with seat
- Comfort height raised vanities with granite tops and undermount sinks in all baths
- Dual sinks in Master
- Comfort height, elongated toilet at Master
- Delta bath faucet collection
- Powder Room with pedestal sink (per plan)

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