



Carriage House Trails & Sendero Estates

Features may vary and are subject to change without notice or prior obligation.
Last Updated 4/2/2018

KITCHEN

- GE Stainless or Slate Freestanding Range
- GE Stainless or Slate microwave 1.5 cubic foot spacemaker venting to home exterior
- 4 level power GE Stainless or Slate dishwasher
- Heavy duty garbage disposal
- Paint/Stain finished cabinets with upgraded 42" upper cabinets and under counter lighting
- 3 CM Granite countertops – Allowance of \$34/ft²
- Ceramic subway tile backsplash
- Undermount Stainless sink faucet with vegetable sprayer
- Mohawk Luxury vinyl flooring
- Individual LED Lighting in kitchen and over breakfast bar
- Walk-in Pantry

BATHS

- 36" Cultured marble vanity tops in all baths with Delta oil rubbed bronze plumbing fixtures
- Master Bath with separate tub and shower
 - Marble garden tub and deck in master bath
 - Ceramic tile shower with marble pan, tile surround splash, and oil rubbed bronze framed clear glass shower door
- Painted/Stained Merillat cabinets
- Mohawk Luxury vinyl flooring in all baths
- Fiberglass tub shower unit in hall bath
- Pedestal vanity in powder bath (*per plan*)
- Decorative framed mirrors with oil rubbed bronze lighting in all baths
- LED Light over shower and tub
- Elongated toilets

ENERGY SAVING FEATURES

- Energy-saving Lennox heating and cooling system (14 SEER)
- Energy-saving Low E vinyl windows
- Energy-saving polycel foam sealant used around all bottom and top plates, windows, and doors
- Energy-saving insulated exterior doors with adjustable thresholds
- Energy-saving 50 gallon water heater
- Energy-saving R-13 wall batt insulation in walls
- Energy-saving R-30 blown insulation in attic
- Energy-saving house wrap over wafer board
- Solar board roof decking

Interior Features

- Spacious Master Bedroom with walk-in closet
- Built-in shoe rack in Master Closet
- Pre-wired for TV in living room and all bedrooms
- Pre-wired for phone in kitchen
- Pre-wired for security
- Two-Tone color interior paint
- Utility room with an upper 42" cabinet and shelf and clothes rod
- Plush Mohawk carpet with stain-resistant protection with 6 pound ½" pad
- Orange peel texture on walls
- Oil rubbed bronze ceiling fans in all bedrooms
- Hollow core Masonite Avalon wood grain interior doors with oil rubbed bronze hinges and door knobs
- Pull-down attic stairway
- 10 ft. high ceilings in main living areas
- Custom designed floorplans

- Privacy locks on all baths and bedroom doors
- 42 inch wood burning fireplace with wrap around painted mantle and tile surround.

STANDARD EXTERIOR FEATURES

- Weatherwood 30-Year Shingles
- 4-sided brick with rock accents and Hardie siding on patios.
- Brushed concrete driveway and walkway
- Wayne Dalton metal garage door with automatic opener and keypad
- Weatherproof front and rear electrical outlets
- 6'8" tall wood frame prefinished fiberglass exterior door with deadbolt
- Rear Fiberglass patio door with miniblind insert
- Water hose bib on each side of home (4)
- Covered porches and patios
- Flood lights on back corners
- Ten year Warranty from StrucSure Home Warranty
- One year builders warranty
- Standard yard features (per lot)
 - Fully sodded front yard with one 3" caliper trees (if no existing trees) and flower bed with seven 3 gallon plants and metal edging
 - Up to 30 ft. sodded back yard from rear of house
 - Automatic sprinkler system with rain sensor
 - Privacy fence (per lot)

Buyer _____

Builder _____

Date _____