

## Villa Model Building Specs

*\*The Designer Villa Model includes the same great features as the Villa Model with the addition of a finished basement & screened-in porch\**

### Foundation

- True 8 foot poured concrete walls 8" thick
- Form-a-Drain interior/exterior drain tile
- Sealed sump pump crock, sump pump
- Tuff-n-Dry H\* Waterproofing /1" foam with 15 year warranty
- Foundation coating to cover foam
- Active sub-soil venting/ radon system

- Stainless steel sink, Elkay
- Kohler Forte kitchen faucet, chrome
- Kohler July fixtures, Chrome
- Gerber, Comfort Height, elongated-bowl toilet
- Master shower, Sterling Acrylic base, tile walls
- Water Softener
- Insinkerator disposal

### HVAC

- Amana Furnace 96% efficiency
- Rheem 40 Gallon water heater
- 1.3 Sone bath fans
- Direct vent microwave hood to exterior.
- Nest Thermostat

### Cabinets

- Mantra White or stained hardwood
- Full extension, dove-tailed drawers in kitchen
- Amerock decorative hardware
- Soft Close doors and drawers

### Insulation

- R19 Fiberglass Batt walls
- R 13 batt plus 1" foam (R5) LL walls

### Countertops

- Trends or granite selection

### Electrical

- All LED lighting
- LED undercabinet lighting
- Light fixtures included allowance of \$1100
- Pre-wire for Elect car 220 V
- Ring doorbell

### Trim, drywall, Misc.

- 2 1/4 inch MDF casing, 3 1/2" MDF Baseboard, painted
- Solid-Core MDF doors, Painted, except bifolds Hollow
- Orange Peel Texture, square corners
- All Paint one color (walls and ceilings), sprayed 2 coats
- Closets Melamine shelving, 1 shelf and one pole
- Door hardware Stone Harbor Brushed Nickel
- Painted Window Sills Popular
- Drywall returns all windows

### Windows and patio door

- Vinyl single hung windows

### Lot Improvements

- Boulder Landscaping Retaining Walls as required
- Sod in front yard
- Seed in rear and side yards with netting as nec.

### Front door, Garage door

- Waudena steel front door, painted
- Standard glass 1/2 light
- Garaga garage door, white

### Appliances

- Stainless Steel
- Refrigerator, gas range/oven, microwave, dishwasher

### Roofing

- GAF Timberline Asphalt Limited lifetime warranty

### Options

- Glass shower door Master bath. Add \$2,000
- Fireplace in living room, Napoleon Accent B30 w/stock tile around add \$4000

### Cultured Stone façade or Brick

- Stone Craft- United Brick and Stone

### Siding

- ProVia .44 Vinyl Siding
- Rollex aluminum soffit/fascia
- Wrap windows, LP Smart trim

### Finished Lower Level

- Full bath, one bedroom, and family room with similar finishes. \$60,000 at time of contract- carpet
- Convert deck to screen room at time of contract \$21,000

### Flooring

- Luxury Vinyl Plank, Main living area, Carpet in bedroom
- Luxury Vinyl Tile Bathrooms
- Stock Carpet, Coyle Carpet LL and stairs, LVT LL bath
- Tile backsplash, White Ceramic subway tile

### Plumbing Fixtures, etc