

# Features - Plan 2



## Deer Creek II

### Community Highlights

- NO HOA
- NO MELLO ROOS
- 1/2 Acre Lots
- Option of RV Access
- Large sized backyard
- Less than 5 miles to all local Schools

### Encore Energy Efficient Comforts

- R-38 Ceiling Insulation
- R-21 Wall Insulation
- Quality Insulation Installation (QII) Testing and Certificates
- Natural gas heating
- Energy efficient dual glazed Low-E2 vinyl windows throughout
- Cool Roof - Radiant roof barrier keeps attic cooler by reflecting heat away from attic
- Title24 approved
- Automatic irrigation sprinkler system
- Tank-less water heater
- Recirculation Demand Control Push Buttons
- Solar Panels

### Secondary Bedrooms

- All secondary bathrooms feature solid marble counter tops with a 4" high backsplash
- Easy care long lasting fiberglass tub/shower units with enclosure
- 2 Panel Carrara door and Wardrobe doors in each bedroom
- Pre-wire Ceiling Fan
- Fire Sprinkler Head

### Exterior Enhancements

- Landscaped front yards with water saving, drought resistant automatic sprinkler system with drip irrigation
- Durable Boral/Eagle concrete tile roofs
- Elegant 8' tall, 6-panel entry door with Chelsea decorative hardware in Bronze
- Gas stub-out in rear yard for future BBQ
- Spacious 3-car garage with finished interior and direct access to home
- Color 16x7', sectional automatic garage door
- LiftMaster ½ hp Chain Driver garage opener with 3 button remote control
- Dry walled garage with texture
- Concrete walkway and driveway
- 33'x12' Concrete Covered Patio & California Room
- State-of-the-art Solar Panels

### Master Suite

- Marble Countertops with a 4" splash
- Gerber Self-Rimming Sink with Moen Chrome High Arc Faucet
- Drop-In Acrylic Soaking Tub with Tile Tub Deck
- Separate Walk-In Shower with staggered 3x6 tile walls and 2x2 tile floor
- 2 Shower Heads- 1 Rain Can & 1 Standard
- His & Her Sinks on both Sides of the Tub
- Spacious His & Hers walk-in closet with wood shelf and metal pole
- Pre-wire ceiling fan
- 2 Large Polished Edge Bright Chrome Mirrors
- Fire Sprinkler Head

### Expertly Crafted Interiors

- Vista Pure White paint throughout entire home
- Richly stained cabinetry in kitchen, all bathrooms, and linens
- Satin Nickel Finish Round Cabinet Pulls
- Minka-Lavery - Overland Park 5 Light Chandelier in Dining Room
- Interior laundry room with ample storage
- Walk-in linen storage
- Double sided 12'x80" multi sliding glass door (opening from the middle)
- Pre-wired for cable-television, telephone in kitchen and master
- Pre-Wire for ceiling fans in great rooms and all bedrooms
- Can lighting throughout the home
- Decora rocker-style light switches with dimmer throughout
- Bathroom light includes motion sensor
- All rooms installed with 1/2" drywall throughout with bull nose corners and knock down texture
- Mudroom Work Station
- Shaw Union Terrace Carpet in Bedroom
- Vinyl Flooring in Bathroom
- Dal-Tile Flooring at all Entries

### Laundry Rooms

- Richly Stained Upper and Lower Cabinetry
- Satin Nickel Finish Round Cabinet Pulls
- Gas stub for the dryer
- Resilient vinyl flooring

### Gourmet Kitchens

- Stainless steel GE appliance package includes:
  - o 30" Stainless Steel/ Gas Black Range
  - o Energy-Star Stainless Steel Dishwasher
  - o 30" Over-the-Range Stainless Steel Microwave
- Telephone line
- Upper and Lower cabinets throughout kitchen
- Quartz countertops with 6" splash
- Large kitchen island with counter seating
- Great Walk-In Pantry
- Hollow Core 2-Panel Square Pantry Door
- Satin Nickel Finish Round Cabinet Pulls
- Richly stained cabinets
- Two-compartment under mount deep stainless steel sink with garbage disposal
- Moen Kitchen faucet with single lever handle with sprayer
- Oversized windows to create lots of natural light



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