

# Features - Plan 1

## Community Highlights

- NO HOA
- NO MELLO ROOS
- 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
- Cool Roof
- Energy efficient dual glazed Low-E2 vinyl windows throughout
- Cool Roof - Radiant roof barrier keeps attic cooler by reflecting heat away from attic
- Title 24 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 Colonist door and Wardrobe doors in each bedroom
- Pre-wire Ceiling Fan
- Mirrored Medicine Cabinet

## Exterior Enhancements

- Landscaped front yards with water saving, drought resistant automatic sprinkler system with drip irrigation
- Durable Boral 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 Tandem garage with finished interior and direct access to home
- Color 16x7', vinyl backed, insulated sectional automatic garage door
- LiftMaster ½ hp Chain Driver garage opener with 3 button remote control
- Pre-selected Coronado stone and Coronado brick per elevation
- Dry walled garage
- Concrete walkway and driveway
- 22'x10' 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 Faucet (Swan Spout)
- Drop-In Acrylic Soaking Tub with Marble Tub Deck and Marble Surround
- Separate Walk-In Shower with 3x6 tile walls and 2x2 tile floor
- 2 Shower Heads- 1 Rain Can & 1 Standard
- His & Her Sinks on both Sides of the Tub
- Shaw Union Terrace Carpet in Bedroom
- Linoleum/Vinyl Flooring in Bathroom
- Spacious walk-in closet with wood shelf and poles
- Pre-wire ceiling fan
- 2 Large Polished Edge Bright Chrome Mirrors
- Mirrored Medicine Cabinet
- 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
- Daltile Ceramic Tile Flooring at all Entries
- Linoleum/Vinyl Flooring at Kitchen and Bathrooms
- Carpet throughout the rest of the home

## Laundry Rooms

- Richly Stained Upper and Lower Cabinetry
- Satin Nickel Finish Round Cabinet Pulls
- Gas stub for the dryer
- Resilient vinyl flooring
- Florestone Utility Sink with Moen Faucet



## Gourmet Kitchens

- Stainless steel FRIGIDAIRE appliance package includes:
  - 30" Stainless Steel gas range
  - E-Star Dishwasher
  - 30" Microwave
- Telephone line
- Upper and Lower cabinets throughout kitchen
- Quartz countertops with 6" splash
- Minka-Lavery - Overland Park 3 Individual Light Pendants
- 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
- Linoleum/Vinyl Flooring at Kitchen and Bathrooms
- Spacious nook
- Minka-Lavery - Overland Park 3 Light Pendant
- Oversized windows in Nook to create lots of natural light



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