



## ANDRADA RANCH

*INCLUDED FEATURES*

### Quality Construction

- Engineered post tension slab
- 2 x 6 exterior walls with 16" on center
- Pex plumbing throughout
- 3000 PSI concrete
- Buyer's 2-10 Warranty

### Gourmet Kitchen

- Granite Countertops with choice of edge detail
- Shaker Style Maple Cabinets
- 36" upper cabinets with 2 ½ "crown molding
- Spacious pantry storage per plan
- 18 X 18" Tile flooring throughout kitchen and breakfast area
- Stainless steel pull-out faucet
- Stainless steel under-mount sink
- Pre-plumb for automatic ice maker

### Appliance Package

- All Stainless Steel Appliances:
  - Frigidaire 30" Gallery Series Range
  - Frigidaire 30" Gallery Series Under-mount Microwave/Range hood
  - Frigidaire Gallery Series Dishwasher

### Elegant Master Bath

- Cultured Marble Vanity tops with double Marble lavs
- Executive height vanities
- Tub with Separate Shower\*
- Tile shower surrounds and tub decking\*
- Full Size mirrors at vanities
- Brushed Nickel faucet and bath accessories
- Elongated toilet
- Walk in closet

### Secondary Baths

- Cultured Marble Vanity tops with Marble lav
- Tile tub/shower surrounds
- Brushed Nickel faucet and bath accessories
- Elongated toilets
- Executive height vanities
- Full Size mirrors at vanity

### Energy Management

- High Efficiency 14 SEER Air Conditioning
- 50 Gallon electric water heater
- Dual Pane Low-E vinyl windows
- R-38 Fiberglass batt insulation in attic
- R-19 Fiberglass Batt Insulation in Walls
- Energy Efficient Furnace
- Pre-plumbed for reverse osmosis

**Exterior features**

- > 2 or 3 car garage\* with remotes
- > Broom finish concrete driveway and walkway
- > Covered front entries\*
- > Covered patio with broom finish concrete
- > Silica sand finish exterior stucco
- > Choice of exterior paint colors
- > Exterior coach lights
- > 2 Hose bibs
- > Front Landscape w/irrigation system

**Home Automation**

- > Pre-wire for security system
- > Structured Wiring Panel
- > (4) CAT 5 enhanced telephone lines in four locations of your choice
- > Satellite Pre-wire

**Other distinct features**

- > 8’ paint grade interior doors with multiple designs to choose from
- > 8’ Therma-Tru Fiberglass Entry Door(s)\*
- > Brushed Nickel Hardware package
- > Brushed Nickel Light fixture package
- > Carpet in Bedrooms, closets and den, living room
- > 18 x 18” Tile flooring in entry, Kitchen, Breakfast Nook, Halls, Laundry, Master Bath and Secondary Baths, Great Room/Family Room\*
- > Ceiling lights in all bedrooms
- > Hand textured drywall with rounded corners

**Quality Electrical Features**

- > Ceiling Fan with Light Prewire in room of your choice
- > “Half Hot” receptacles in Living Room and Master Bedroom
- > Decora rocker light switches
- > 200 amp electrical panels
- > Recessed can lighting

Buyer Signature\_\_\_\_\_

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**\*Per Plan**