



# ENSENADA

## INCLUDED FEATURES

### Design

Design Consultation and On-Site Design Center  
Large Selection of Choices, Colors and Finishes  
Award Winning Architectural Designs

### Exterior Construction

Engineered Foundation  
100% Masonry Exterior (Stucco & Stone)  
Screens on all Operable Windows  
Underground Utilities  
Exterior Paint—Sherwin Williams  
Subterranean Termite Treatment  
Windstorm Engineered Plans  
James Hardi Fiber Cement Soffits and Fascia (50 yr warranty)

### Interior Construction

Smoke Detectors w/ Battery Backup  
9 ft ceilings—First Floor per plan  
Shaw Carpet with 1/2" carpet pad in Bedrooms and upstairs  
Ceramic tile in all other areas  
Interior Paint—Sherwin Williams  
Garage Door Opener with Remotes  
Upgraded Lighting Package by Central Plumbing & Lighting  
Molded Panel Interior Doors  
CAT6 in Master and Living Room  
RG6 in All Rooms  
Rounded Corners/ Stucco In Contemporary  
Ceiling Fans in Master Bedroom and Family Room  
All other Bedrooms Blocked and Wired for Fans  
Custom Built Staircase with Pine Spindles

### Conservation Landscape

Fully Sodded Front & Side Yards to Fence—Carpet Grass  
2 Trees & 11 Shrubs- Upgrades Available  
6' Rear Yard Sealed Wood Fence/ 6' Block Stucco Wall on Wings  
Full Front and Backyard Automatic Irrigation System utilizing Reuse water.

### Energy Package

Energy Star Certified Home  
Green Built RGV Certified Homes  
Natural Gas Service to Each Home  
40-Gallon Natural Gas Water Heater  
LowE Insulated Double Pane Windows with Argon Gas  
Icynene Spray Foam Insulation  
Trane Variable-Speed Air Handler/Humidity Control  
High Efficiency 16-Seer Air Conditioning  
R-6 Insulated Air Conditioning Box Duct Work  
Poly Sealant around Windows, Doors and Plates  
Limited Lifetime Owens Corning TrueDef Roof Shingles  
Insulated Fiberglass Front Door

### Kitchen Features

Granite Countertops  
20 gauge Stainless Steel Undermount Sink  
½ hp Badger Garbage Disposal  
36" Raised Panel Ash Cabinets for 9ft Ceilings/42" for 10 ft Ceilings  
Kitchen Backsplash—13x13 Ceramic Backsplash  
Moen Faucet  
GE Energy Star Appliances—Dishwasher,  
30" Electric Range, and Combo Micro/Vent Hood

### Bath Features

Master Bath Fully Tiled with Niche and Seat  
Glassed Shower Enclosure; Soaking Tub  
Secondary Baths Fully Tiled with Steel Tubs  
36" Base Vanity Cabinets in Master Bath & 30" in Second Bath  
Granite Countertops  
Moen Fixtures  
Elongated Toilets

### The Esperanza Homes Difference

1-2-10 Major Structural Warranty  
Pre-Construction Orientation  
Pre-Drywall Meeting  
Pre-Closing Inspection  
Post Move In Meeting  
Online Interactive Customer Portal

At Esperanza Homes Inc., we believe in continually providing you with the best possible products and home designs. Therefore we reserve the right to change plans, specifications and pricing without notice.