

# STANDARD HOME FEATURES

## EXTERIORS OF DISTINCTION

- Three unique architectural styles
- **Spacious courtyards** designed for maximum viewing from home interior (most plans)
- Professionally-designed exterior color schemes harmonizing stucco, roofs and masonry
- Durable, fireproof concrete tile roof with warranty
- 8' entry door, per plan
- **Full front yard landscaping package** with automatic sprinkler system (optional rear yard landscaping available)
- Rear yard split-rail fencing and privacy wood side yard fencing with gate
- **Attractive driveways** and **walkways** with paver stone borders along broom finish concrete
- Rain gutters throughout
- Frost-free metal hose bibs in convenient locations: front, rear and courtyards
- Finished garages
- Carriage-style garage doors
- Heavy duty automatic garage door opener at double door with two transmitters
- **Architecturally-coordinated** front light fixtures

## GRAND INTERIOR EXPRESSIONS

- Dramatic high volume 10' and 12' ceilings throughout
- Spacious recessed media niche to accommodate a wide variety of **audio/visual equipment**
- Designer-selected **premium light fixtures** throughout
- High-quality 8', raised panel interior doors
- Premium 5-1/4" baseboard trim throughout
- Oversized 42" clean-burning gas appliance fireplace
- **Laundry room** includes sink, cabinetry and pre-plumbing for utility freezer or refrigerator (most plans)
- Digital programmable thermostat, flush mounted for a clean, seamless appearance

## GREEN ENERGY-SAVING FEATURES

- 2" X 6" exterior frame construction
- Climate compatible pier and beam raised foundations with moisture protection
- **Fully insulated ceilings** and **exterior walls**
- Dual-glazed vinyl-framed windows with custom-look colored frames
- Water-conserving plumbing fixtures
- Clean burning, **92% efficiency-rated** gas forced-air furnace
- Efficient gas-fired 75 gallon water heater
- Air conditioning with twin condenser units
- Energy efficient **Low-E windows**



## ADDITIONAL MOUNTAINGATE STANDARD HOME FEATURES

### FLOORING

- Upgraded carpet with 6lb pad in bedrooms, hallway and great room
- 18"x18" straight-lay tile at entry, kitchen, nook, hobby room and bathrooms
- 18"x18" offset tile in master bathroom

### MASTER SUITE

- Free-standing soaking tub in the master bathroom
- Hand-set ceramic tile shower surround and floor
- Oversized shower with dual shower heads and "frameless" glass enclosure
- Spacious walk-in closet
- Piedrafina countertops with rectangular sinks and Moen faucets

### KITCHEN

- 3 different granite slab kitchen countertops to choose from
- Full subway tile backsplash
- High-end custom-crafted maple cabinets with stainless steel pulls and pulls, concealed hinges and 42" uppers with adjustable shelves
- State-of-the-art stainless steel electrolux gas cooktop, double oven, hood, dishwasher and built-in microwave
- Stainless steel single-basin sink
- Prep sink at island with garbage disposal
- Spacious kitchen island with entertaining area
- Heavy duty 1/3rd horsepower garbage disposal