Escondido at Tres Lagos
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 and Windstorm Plans
100% Masonry Exterior (Stucco, Rock or Brick per plan)
Screens on all Operable Windows
Underground Utilities
Exterior Paint—Sherwin Williams
Subterranean Termite Treatment
James Hardi Fiber Cement Soffits and Fascia (50 yr warranty)
2-Car Garage

Interior Construction
Smoke Detectors w/ Battery Backup
9 ft ceilings—First Floor per plan
Mohawk Carpet with 1/2" carpet pad in Bedrooms
Ceramic tile in all other areas
Interior Paint—Sherwin Williams
Liftmaster Garage Door Opener
Upgraded Lighting Package by Illuminations
Molded Panel Interior Doors
CAT6 in Master and Living Room
RG6 in all rooms
Rounded Corners Throughout Home
Ceiling Fans in Master Bedroom and Family Room
All other Bedrooms Blocked and Wired for Fans
Custom Built Staircase with Pine Spindles
Textured Walls
Handcrafted Wood Cabinets

Conservation Landscape
Fully Sodded Front & Side Yards to Fence—Carpet Grass
2 Trees & 11 Shrubs- Upgrades Available
6' Rear Yard Sealed Wood Fence all around
Full Front and Backyard Irrigation System utilizing Reuse Water

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

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
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.

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