

# FLAGSTAFF RANCH & ASPEN SHADOWS

## COMMUNITY INCLUDED FEATURES

### INTERIOR OF THE HOME

OIL RUBBED BRONZE OR BRUSHED NICKEL TRIM- HARDWARE & LIGHT FIXTURES

8' DOWNSTAIRS & UPSTAIRS TWO PANEL, ARCH TOP, PAINT GRADE INTERIOR DOORS

2-TONE INTERIOR PAINT

6" PAINT GRADE BASEBOARDS

4" PAINT GRADE DOOR CASING WITH CRAFTSMEN HEADERS

50% FLAT SKIP TROWEL DRYWALL TEXTURE & ROUND CORNERS

DECORA SWITCHES

9' CEILINGS DOWNSTAIRS & UPSTAIRS

WOOD FLOORING IN ENTRY, DINING, & KITCHEN

DREAM WEAVER CARPET IN BEDROOMS, GREAT ROOM, HALLWAYS, & STAIRS

TRAVERTINE TILE IN MASTER BATHROOM

18" PORCELAIN TILE IN LAUNDRY AND OTHER BATHROOMS

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### EXTERIOR OF THE HOME

8" CEDAR LAP SIDING AND VERTICAL ROUGH SAWN BATT AND BOARD

3 EXTERIOR COLOR SCHEME

EXPOSED AGGREGATE DRIVEWAY AND PATIOS

LOW-E PELLA WOOD CLAD WINDOWS

WOOD OVERLAY GARAGE DOOR

8' FRONT AND BACK DOOR

50-YEAR ASPHALT SHINGLES

AC LINESET



CALL TODAY FOR MORE INFORMATION: (855) 928-1100

\* ALL PRICING, SQUARE FOOTAGE, AND FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

BROKER: HAL STERN



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## COMMUNITY INCLUDED FEATURES

### KITCHEN FEATURES

WHIRLPOOL GOLD STAINLESS STEEL  
APPLIANCE PACKAGE:  
36" COOKTOP, WALL HOOD, MICROWAVE  
OVEN COMBO, & DISHWASHER

RECESS CAN LIGHTING

STAINLESS STEEL, 60/40 UNDER-MOUNT  
SINK

KNOTTY ALDER CABINETS, RAISED PANEL  
DOORS, DOVETAIL SOFT CLOSE DRAWERS

42" UPPER AND 32" LOWER CABINETS

GRANITE COUNTERTOPS

### BATHROOM FEATURES

GRANITE COUNTERTOPS

PEDESTAL SINK IN POWDER BATH

OIL RUBBED BRONZE OR BRUSHED NICKEL PLUMBING  
FIXTURES

JETTED TUB AND TRAVERTINE SHOWER IN MASTER  
BATHROOM

CAST-IRON TUBS WITH TILE SURROUND IN OTHER BATHS

32" TALL KNOTTY ALDER CABINETS WITH RAISED PANEL

LARGE FRAMELESS MIRRORS & OVAL MIRROR IN  
POWDER BATH

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### ENERGY EFFICIENT FEATURES

BLOWN CELLULOSE WALL (R-21) AND  
CEILING (R-38) INSULATION

95%+ EFFICIENT RUUD FURNACE

EXHAUST FANS IN BATHROOMS & LAUNDRY  
ROOM

50 GALLON RHEEM GAS WATER HEATER

GAS DRYER HOOKUP

HOT WATER RECIRCULATION PUMP

PROGRAMMABLE THERMOSTATS



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