



Suncreek Estates

Gold Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front, side, and rear elevations to 10' per plan
- Two car side load garage with driveway feathered to 16 feet
- Covered rear patio sized per plan with brick column(s)
- 30-year dimensional weather wood shingles
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany front door with leaded glass insert
- Windstorm enhanced 9100 Series insulated steel garage door with automatic opener and two remotes
- 4 foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan
- Propane service
- Custom designed septic systems

ELEGANT INTERIORS

- Art niches and archways per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners at all impact areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one color interior with PPG paint
- PPG white ceiling and trim paint
- Wood shelving and hanging rods in closets per plan
- 42" direct vent fireplace with ceramic tile surround and MDF mantle
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room and master suite
- Two story homes have traditional stained oak handrails and wrought iron balusters per plan
- Crown molding at entry, master suite and dining room
- Insulated glass panel door at rear entry
- Kichler designer light fixtures

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42 inch uppers and choice of colors
- Granite countertops with ceramic tile backsplash
- Stainless steel dual bowl undermount sink with Delta faucet, vegetable sprayer and garbage disposal
- GE built-in appliance package including propane cooktop, microwave with external venting hood, oven and dishwasher
- Flush-mounted LED down lighting at kitchen per plan
- Well-designed work space with island at kitchen per plan

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (his and hers vanities at master per plan)
- Oversized acrylic soaker tub with marble tub skirt, tile splash and deck-mounted stainless Delta faucet at master bath
- Master has separate tub and shower with garden window and choice of 12X12 ceramic tile shower surround over hardibacker
- Nickel finish accessories in master and powder baths
- Choice of 12X12 ceramic tile over hardibacker at secondary baths
- Chrome finish accessories at secondary baths
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Ceramic tile choice at entry, kitchen, breakfast, all baths and utility
- Wide selection of carpet over 1/2 inch pad
- Five hours of Professional decorator assistance

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Propane-fired tankless water heater sized per plan
- Electric washer/dryer connections
- High efficiency propane-fired central heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Weather stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Radiant barrier roof decking
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered/designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing and windstorm designs
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system and main water shut-off access
- Copper wiring with protective housing at exterior GFCI outlets
- Phone jacks in kitchen, master, study, and media room per plan
- Cable TV pre-wired in family, master, study, media room and gameroom per plan
- Security system with control panel, battery backup, 1 interior siren, 3 keypad pre-wire locations, 1 finished keypad, 1 finished motion detector at family, contacts at first-floor doors and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Ten 3-gallon, eight one-gallon and two 15-gallon species in yard
- Two 2" caliper live oak trees in front yard
- Front yard sod included up to 35' from foundation, side yard sodded to 10' from foundation; Rear sod included up to 10' from foundation
- Gutters at front of home with 2 foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- Fences are available as an option

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

09/23/2020

