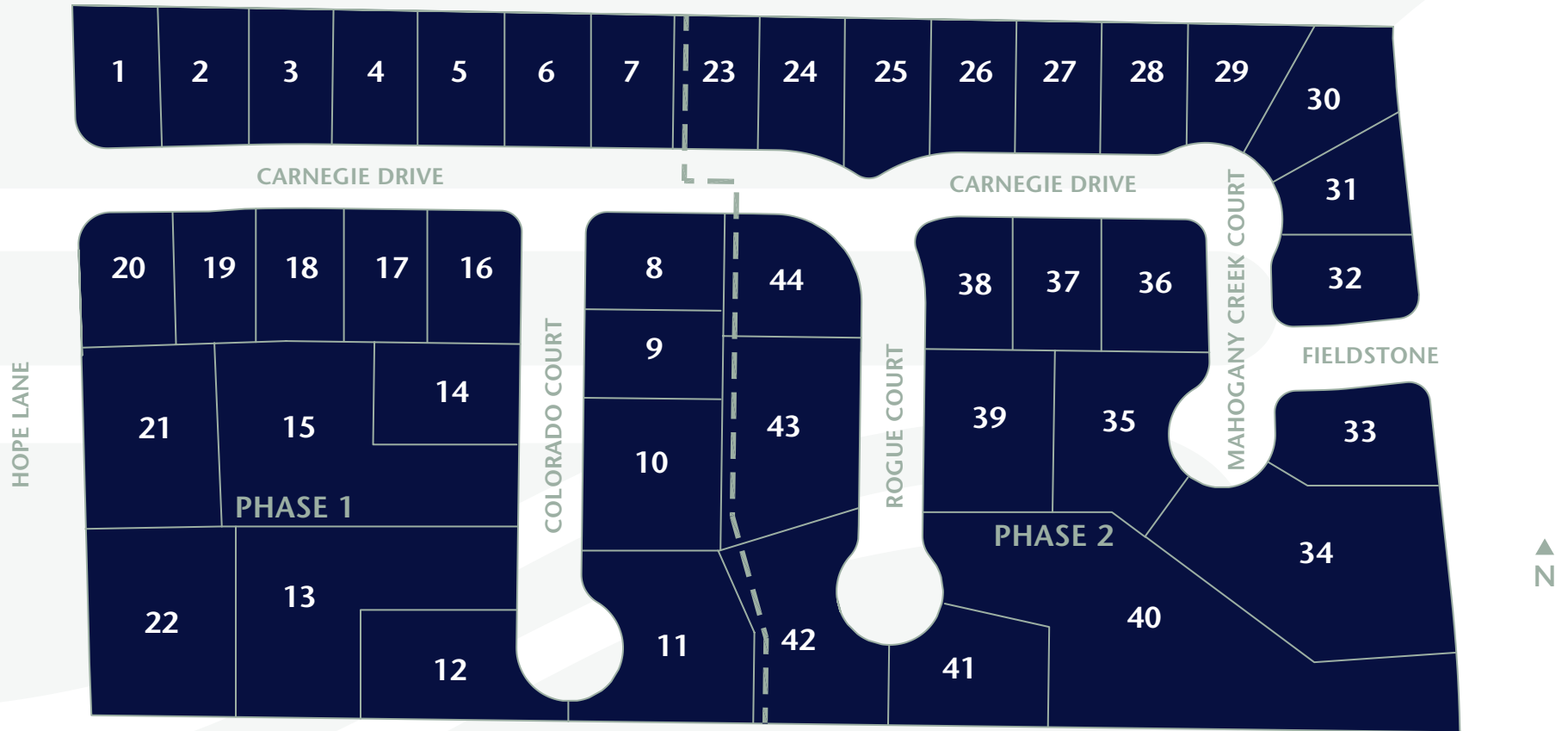


LASSEN VISTA

SITEPLAN



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STANDARD FEATURES

STUNNING DESIGNER EXTERIORS

- James Hardie exterior siding – full wrap
- Designer selected color palette including shingle, stone, brick, etc. (varies per elevation)
- Front windows with decorator grids
- Copper accents – per plan
- Owens Corning 30 year composition roof
- Spacious 3 car garages – per plan with complete sheetrock, texture, and paint
- Carriage House wood over steel roll up garage doors with decorative hardware
- Two Marantec beltdrive openers with two remotes – per plan
- Front and rear exterior electrical outlets
- Decorative exterior lighting
- Front yard landscaping with sprinklers and drip irrigation
- Rear and side yard fencing
- Open space fencing – lot specific
- Textured utility walk with finish border

LUXURIOUS LIVING SPACES

- Elegant tile entry
- Deluxe casual living areas
- Dramatic formal living room/dining room with thirteen foot ceilings – 3073 & 3400 plans
- Formal dining areas – per plan
- Ten foot ceilings minimum
- 42" gas burning fireplace with pre-cast mantle and raised hearth
- Radius-sheetrocked corners throughout with medium orange peel texture
- Masonite 8' interior doors
- Colonial door casings and 5 ¼" baseboards
- 5 ¼" crown molding in main living spaces and Master bedroom – per plan

- Sherwin Williams low VOC two-tone interior paint
- Satin nickel lever Kwikset door handles throughout
- Linen and cabinet storage space
- Interior laundry room with sink – per plan
- Ceramic tile bathroom counter tops
- Ceramic tile bath & shower surrounds with glass enclosures
- Pedestal sink in powder bath – per plan
- Kohler towel bars in bathrooms
- Brushed nickel lighting fixtures
- Overhead lighting in all secondary bedrooms
- Ceiling fan with light kit in family room
- Recessed lighting
- Occupancy sensors – per Title 24
- Decora/rocker and dimmer switches and receptacles
- Pre-wired for telephone kitchen and bedrooms
- Pre-wired for cable in family and bedrooms
- Floor plugs – per plan

DESIGNER GOURMET KITCHENS

- Raised panel paint grade cabinetry with 42" uppers
- Slab granite counter top with full tile backsplash
- Under cabinet fluorescent lighting
- Stainless Steel appliances including built-in Dacor cooktop, Bosch dishwasher, GE Profile microwave and convection oven
- Kohler stainless steel sink with pull-out stainless steel faucet
- Breakfast nook – per plan
- Refrigerator space pre-plumbed for ice maker
- Convenient cabinet and pantry storage – per plan

ELEGANTLY APPOINTED OWNER'S SUITES

- Ceiling fan with light
- Large vanity mirrors

- Ceramic tile counter tops with Kohler china sinks and faucets
- Luxury bath with Kohler faucets
- Separate shower with glass enclosure and ceramic tile surround
- 7' shower head
- Raised panel paint grade cabinetry with 36" vanities
- Coffee bar – per plan
- Spacious walk-in wardrobe areas

INVITING CHILDREN'S/GUEST SUITES

- Overhead lighting
- Pre-wired phone
- Pre-wired cable
- Flexible bath/vanity areas – per plan

ENERGY EFFICIENT FEATURES

- Redding Electric Utility Earth Advantage home
- Energy Star appliances to decrease utility and usage; meets or exceeds Energy Star efficiency levels
- Exceeds California Title 24 energy code
- Armstrong HVAC system with 14 SEER rating and energy efficient 80% gas furnace
- Programmable thermostat
- R-4.2 or greater ducting average at R-6
- Vinyl framed dual paned windows with low E² glass
- CHEERS tested for air tightness, duct tightness, and pressure balancing
- Full-wrap plywood exterior envelope
- Typar building paper
- Radiant barrier roof sheathing
- BIB insulation system in exterior walls and R-38 in ceilings
- Exterior door weather stripping
- Insulated fiberglass paint grade front entry door
- Quality Built Certified



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