

Floor Plan	Square Footage	Description
The Scottsdale	1,860 sq. ft.	· Single level, 4 bedrooms, 3 bathrooms, great room open to kitchen and dining area, covered front porch and back patio, laundry room, 2 car garage, kitchen island. Optional fire place, side garage door, soaking tub and walk-in shower in master bath.
The Ranger	1,871 sq. ft.	· Single level, 3 bedrooms, 2.5 bathrooms, flex room, great room open to kitchen and dining area, grand master closet, laundry room, 2 car garage, owners entry, and kitchen island. Options include soaking tub and walk-in shower.
The Lindale	2,155 sq. ft.	· Two level, 4 bedrooms, 3.5 bathrooms, great room open to kitchen and dining area, covered back patio and front porch, loft and bonus room, a laundry room, 2 car garage. Options include a fireplace, a soaking tub and walk-in shower in master bath, bonus room to bedroom 4 with a full bath.
The Sterling	2,288 sq. ft.	· Two level, 4 bedrooms, 2.5 bathrooms, formal dining room, great room open to additional dining area and kitchen, a loft, laundry room upstairs, covered front porch and back patio and 2 car garage. Options include: a fireplace, side garage door, and upgraded kitchen layout with double oven and cook vent.
The Larue	2,453 sq. ft.	· Two level, 4 bedrooms, 2.5 bathrooms, great room open to additional dining area and kitchen, a loft, laundry room upstairs, covered front porch and back patio and 3 car garage. Options include: extended loft, a double wall oven, a soaking tub, and walk-in shower in master bath.
The Azure	2,654 sq. ft.	· Two level, 4/5 bedrooms, 3 bathrooms, you-room/office, owner's entry, laundry room, 2 car garage, loft. Features include: great room open to dining area and kitchen, covered patio, master suite downstairs and secondary master suite upstairs. Options include: extended patio, master shower layout options, additional bathroom for 5th bedroom.
The Parker II	2,765 sq. ft.	· Two levels, 4 bedrooms including 2 master retreats, 3.5 bathrooms, dining room, great room open to kitchen area, upstairs loft area, optional fireplace, laundry room and 2 car garage. Options include: dining room to den/study area, and loft area to bedroom 5.

Classic Exterior Features

- Functional courtyard feature for added security and aesthetic appeal.
- Distinctive exterior detailing in a variety of architectural styles.
- Finished 2-car garages w/ Windsor® garage door.
- Light fixtures in a coordinating style at front and rear entries and garage.
- Two hose connections and two electrical outlets, one each, front and rear.
- 8' Therma-Tru® insulated fiberglass-resistant self-sealing front door plus glass insert. (per plan).
- Front yard landscaping options.
- Metal Address Plaque.
- Choice of professionally coordinated exterior color palettes with synthetic stucco finish.
- Exterior cultured stone veneer (per plan). Standard on all elevation A plans.
- Extended Box Beam Covered Patio

Gracious, Innovative Interiors

- Rounded sheetrock corners
- Open and inviting floor plans are our specialty.
- Spacious family room convenient to the kitchen and breakfast area.
- Nine foot tall ceilings on the first floor. (per plan)
- Convenient second or first floor laundry center. (per plan)
- Resilient Interceramic® ceramic flooring in a choice of patterns, in the entries, kitchen, dining areas, greatroom, downstairs hallways, bathrooms, and laundry.
- Mohawk® carpeting in all other areas in your choice of colors from builder's selection.
- Classic raised panel interior doors and C200 base molding.
- Design House® brushed nickel light fixtures and door hardware.

- Tray ceilings (per plan)
- Ceiling fan included in great room or living room (per plan).
- Decorative arch treatment in bathrooms and entry foyer. (per plan)

Inviting Kitchens

- Maple cabinetry with recessed panel doors, 2 1/4" crown molding and concealed hinges in a selection of stain colors.
- Island cabinetry. (per plan)
- Tiled backsplash in all kitchens.
- Stainless steel gas range and oven.
- Microwave hood.
- Stainless steel built-in dishwasher.
- Moen® GVP 33C, 1/3 HP garbage disposal.
- Granite countertops w/ under mount sink w/ single lever Moen® faucet.

Designer Baths and Powder Room

- Elegant Owners' Bath including double vanities and rectangular sinks w/Moen® faucets and ceramic tile surround.
- Maple cabinets w/ granite countertops in all full baths.
- All full baths include ceramic tile floor from Builder's selection.
- Vanity cabinet with granite top in powder room.
- 1.6 gallon elongated toilets.
- Moen® chrome plumbing fixtures in all baths.
- Design House® brushed nickel bath accessories.
- Wall to Wall Shower Niches in all Baths.

Energy Saving Features

- Insulated and fully weather-stripped front, rear and interior garage entry doors.
- Energy-efficient dual pane vinyl windows w/ Low-E glazing, clear glass.
- Energy-efficient 14 SEER programmable refrigerated air conditioning.
- Spray foam insulation package- Saves on energy cost, protects against moisture, sound barrier, allergen barrier.

Safety Features

- Deadbolt locks on all front and rear entry doors.
- Smoke detectors w/ battery back-up throughout home.
- Carbon monoxide detector.
- GFI or AFI circuitry as required throughout home.

In addition, all homes include:

- Pre-wiring for security system, ceiling fans, television (3), phone and Internet services (1). (Category 5 pre-wire hub available as an upgrade)
- 40 gallon gas water heater.
- PEX plumbing.
- Hem-Fir grade 2 lumber field framed wood construction w/ engineered wood floor and roof systems.
- Centricity 10-year warranty plan.
- Covered patio.
- Garage Door Opener.
- 2x USB Connectors (Kitchen & M. Bed)
- 2x Smurf Tubes (Great Room & M. Bed)