



ANDRADA RANCH

INCLUDED FEATURES

Quality Construction

- Engineered post tension slab
- 2 x 6 exterior walls with 16" on center
- Pex plumbing throughout
- 3000 PSI concrete
- Buyer's 2-10 Warranty

Gourmet Kitchen

- Granite Countertops with choice of edge detail
- Shaker Style Maple or Cherry Cabinets
- 36" upper cabinets with 2 ½ "crown molding
- Under-mount Stainless Steel sink with SS pull-out spray faucet
- Spacious pantry storage per plan
- 18 X 18" Tile flooring throughout kitchen and breakfast area
- Stainless steel pull-out faucet
- Stainless steel under-mount sink
- Pre-plumb for automatic ice maker

Appliance Package

- All Stainless Steel Appliances:
 - Frigidaire 30" Gallery Series Range
 - Frigidaire 30" Gallery Series Under-mount Microwave/Range hood
 - Frigidaire Gallery Series Dishwasher

Elegant Master Bath

- Cultured Marble Vanity tops with double Marble lavs
- Executive height vanities
- Tub with Separate Shower*
- Tile shower surrounds and tub decking*
- Full Size mirrors at vanities
- Brushed Nickel faucet and bath accessories
- Elongated toilet
- Walk in closet

Secondary Baths

- Cultured Marble Vanity tops with Marble lav
- Tile tub/shower surrounds
- Brushed Nickel faucet and bath accessories
- Elongated toilets
- Executive height vanities
- Full Size mirrors at vanity

Energy Management

- High Efficiency 14 SEER Air Conditioning
- 50 Gallon electric water heater
- Dual Pane Low E vinyl windows
- R-38 Fiberglass batt insulation in attic
- R-19 Fiberglass Batt Insulation in Walls
- Energy Efficient Furnace
- Pre-plumbed for reverse osmosis

Exterior features

- 2 or 3 car garage*
- Broom finish concrete driveway and walkway
- Covered front entries*
- Covered patio with broom finish concrete
- Silica sand finish exterior stucco
- Choice of exterior paint colors
- Exterior coach lights

Home Automation

- Pre-wire for security system
- Structured Wiring Panel
- (4) CAT 5 enhanced telephone lines in four locations of your choice
- (4) CAT 5 enhanced television lines in four locations of your choice
- Satellite Pre-wire

Other distinct features

- 8' paint grade interior doors with multiple designs to choose from
- Brushed Nickel Hardware package
- Brushed Nickel Light fixture package
- Carpet in Bedrooms, closets and den, living room
- 18 x 18" Tile flooring in entry, Kitchen, Breakfast nook, Halls, Laundry, Master Bath and Secondary Baths, Great Room/Family Room
- Hand textured drywall with rounded corners

Quality Electrical Features

- Ceiling Fan Prewire with Light in room of your choice
- "Half Hot" receptacles in Living Room and Master Bedroom
- Decora rocker light switches
- 200 amp electrical panels
- Recessed can lighting

***Per Plan**