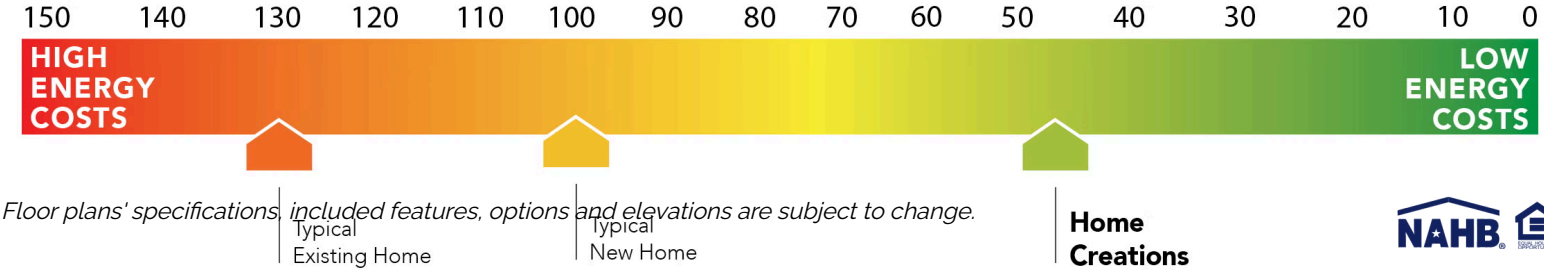
Angelica

Collection: The Sonoma Collection **Floor Plan:** Angelica

Square Feet: 1,505 (m.o.l.) **Bedrooms:** 3 **Full Bathrooms:** 2 **Garage:** 2 Car



Floor plans' specifications, included features, options and elevations are subject to change.

Included Features

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Interior Finishes

- Full Blinds
- Paint grade baseboards
- Orange peel texture walls
- Energy efficient LED lighting
- Light fixture and hardware package
- Insulated entry door (panel style may vary)
- Hard Surface Flooring in common areas (varies per plan)
- Pull-down attic access in garage (in single story plan)
- Raised 10' ceiling in living areas (in single story plan)
- Two ceiling fans - located in primary bedroom and living room. (All other bedrooms are pre-wired and box rated for ceiling fans)

Kitchen

- 1-hole kitchen faucet
- USB outlet in kitchen
- Subway tile backsplash
- 2 cm granite countertops
- Water line for refrigerator icemaker
- Stainless steel undermount kitchen sink
- Shaker cabinets with hardware (30" upper cabinets)
- Samsung stainless steel appliances (freestanding gas range, over the range microwave, dishwasher
- Upgraded stainless-steel Samsung slide-in gas range with built-in microwave, dishwasher and refrigerator with 3 year Samsung warranty

Safety

- Installed smoke & carbon monoxide detectors
- Tornado Straps that secure perimeter walls to rafters
- Anchor bolts that secure perimeter walls to foundation

Bathroom

- Elongated toilets in bathrooms
- Fiberglass shower/tub combo in hall bathroom
- 2cm Granite vanity tops with ceramic undermount bowls
- Shower with tiled wall and acrylic base in primary bathroom

Energy-efficiency

- Eave roof ventilation
- Perimeter slab insulation
- Radiant Barrier Roof Decking
- R-44 Blown-in insulation in attic
- 96% efficient tankless water heater
- Insulated and mastic sealed A/C ducts
- R-19 Batt insulation in sloped ceiling
- Spray foam insulation in exterior walls
- Gas heating 96% high efficiency furnace
- Polycel caulking around windows, doors and joints
- Low-e Thermalpane tilt-in vinyl windows with screen

Construction / Plumbing / Electric / Mechanical

- Structural sheathing
- Copper electrical wiring
- RG6 quad shield cable wiring
- Category 5 structured wiring
- Uponor AquaPEX tubing for water lines
- Exterior 2 x 4 stud-grade lumber walls
- Electric dryer connection in utility room
- Protective ground fault interrupter circuits
- Guttering over landscape, AC pad, front and back door entry (varies per plan)

Exterior Finishes

- Landscaping package
- Satin exterior paint
- Concrete patio (varies per plan)
- Two exterior freeze-proof water spigots
- Three exterior waterproof electrical outlets
- 6 ft privacy fence with gate and wooden posts
- Insulated fiberglass front door (panel style may vary)
- 6/12 standard roof pitch (varies per community covenants)
- Full sod yard with landscape package (varies by neighborhood)
- Brick exterior with Hardie plank siding & brick ledge on back with low sheen exterior paint
- Finished, 2-car garage with steel insulated, elongated-panel garage door, reinforced struts and garage door opener

Warranties

- Termite company's warranty
- Builder's limited one-year warranty
- Samsungs' limited appliance warranty
- 10-year limited structural RWC warranty
- Brick company's limited 100-year warranty
- Manufacturer's 15 year, non-prorated shingle warranty
- Manufacturer's limited heating & cooling units warranty

Buyer's Initials _____ Buyer's Initials _____ Seller's or its Representative's Initials _____

Due to constant updates and revisions of our plans, features in your home may slightly vary from the designs' features, by floor plans or products used.