



McKinley Plus

Collection: The Sonoma Collection Floor Plan: McKinley Plus

Square Feet: 1,468 (m.o.l.) Bedrooms: 3 Full Bathrooms: 2 Garage: 2 Car



Elevation A



Elevation B



Elevation C



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





Included Features

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Bathroom

Elongated toilets in bathrooms	Fiberglass shower/tub combo in primary & hall bathroom
Bathroom hardware (stainless steel, chrome or black)	Shower with tiled wall and acrylic base in primary bathroom (homes permitted after 01/01/2025)
2cm Granite vanity tops with ceramic undermount bowls	

Interior Finishes

Full Blinds	Pull-down attic access in garage (in single story plan)
Paint grade baseboards	Raised 10' ceiling in living areas (in single story plan)
Orange peel texture walls	Wood-look plank flooring (homes permitted after 01/01/2025)
Energy efficient LED lighting	Hard Surface Flooring (LVT) in common areas (varies per plan)
Light fixture and hardware package	Two ceiling fans - located in primary bedroom and living room. (All other bedrooms are pre-wired and box rated for ceiling fans)
Insulated entry door (panel style may vary)	

Energy-efficiency

Eave roof ventilation	Insulated and mastic sealed A/C ducts
Perimeter slab insulation	R-19 Batt insulation in sloped ceiling
Radiant Barrier Roof Decking	Gas heating 96% high efficiency furnace
R-15 insulation in exterior walls	Polycel caulking around windows, doors and joints
R-44 Blown-in insulation in attic	Low-e Thermalpane tilt-in vinyl windows with screen
96% efficient tankless water heater	HERS Index Energy Efficiency Rating (varies per plan & home permit date)

Construction / Plumbing / Electric / Mechanical

Structural sheathing	Exterior 2 x 4 stud-grade lumber walls
Copper electrical wiring	Electric dryer connection in utility room
Category 5 structured wiring	Protective ground fault interrupter circuits
Uponor AquaPEX tubing for water lines	RG6 quad shield cable wiring (minimum of 4 cable outlets)

Safety

Installed smoke & carbon monoxide detectors	Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters	Smart Security alarm with touchscreen panel, exterior door sensor and video doorbell

Exterior Finishes

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

Warranties

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

Kitchen

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

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.

