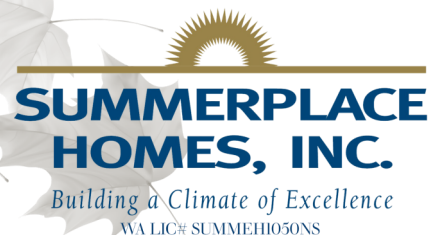


The Crossing

A T P L E A S A N T V A L L E Y



DISTINCTIVE EXTERIORS

- Beautifully inspired designs featuring authentic detailing.
- Stone w/ rainscreen drain mat or brick accents, (Per Plan).
- James Hardie siding with 30 Year Limited Warranty.
- Tyvek drain wrap rain screen system with 10 Year Limited Warranty.
- Insulated steel overhead garage door.
- Full yard landscaping with irrigation.
- Rear yard fencing complete with one 42" gate.
- Knotty Alder entry door with designer handle set.
- Super-efficient vinyl windows with Buyer choice of decorative grids (street side elevation only.)
- Two weatherproof electrical outlets.
- Two frost proof hose bibs.
- Keyed dead bolts on all exterior doors (except sliding patio doors.)
- Fiberglass laminated shingle roofing with lifetime-limited warranty.
- 12'x14' or equal patio.
- Covered patio standard, (Per Plan).

ELEGANT INTERIORS

- Black iron railing in buyers choice of styles. (Per Plan).
- Luxury vinyl plank flooring at entry, kitchen, and dining (Per Plan).
- Designer selected carpet throughout with 8-pound pad.
- 9' ceilings main floor.
- Raised panel interior doors with choice of hardware, finish & door style.
- Paint grade full wrap trim in Buyer's choice of styles.
- Elegant European cabinetry in knotty alder or clear alder.
- Open volume spaces.
- Automatic garage door openers.
- Square interior corners.
- Pre-selected recessed LED lighting & decora rocker switches.
- China vanity sinks with Delta Woodhurst faucets.
- Clean convenient natural gas fireplace with cabinet grade mantle & Buyer's choice of masonry finishes.
- Smoke & CO detectors with battery backup.
- Paint grade shelving throughout.
- Decorator plant shelves or niches (Per Plan).
- Designer barn door standard (Per Plan).

COLOR SELECTION

- Three color exterior paint palettes.
- Flooring in kitchen, baths, & laundry room.
- Countertops.
- Carpet.
- Ceramic tile.
- Entry flooring.
- Interior wall color.
- Lighting fixtures.
- Interior trim & door style.
- Door hardware.
- Bath hardware.

PRIMARY RETREAT

- Spacious, beautifully appointed primary suite.
- His & hers vanities with double sinks.
- Spacious walk in closets with double pole & shelf (Per Plan).
- Ceramic tile floors & shower enclosure.
- Solid surface countertops.

KITCHEN

- Full overlay European cabinetry with concealed hinges in Buyer's choice of species & color, with full extension guides & soft close feature.
- Built in Whirlpool **stainless steel** appliances:
 - 30" Electric Wall Oven and Microwave.
 - 24" Energy Star 3-cycle dishwasher with delay start, super quiet, hidden controls & fingerprint resistant.
 - 36" sealed burner Gas Cooktop.
- 1/3 H.P. food disposal.
- Stainless steel undermount double compartment sink with single handle faucet & spray.
- Pre-plumbed for icemaker.
- LED ceiling lighting.
- Large pantry storage areas, with stain grade shelving, (Per Plan).
- Slab Granite or Quartz countertops w/ full height tile backsplash.
- Designer luxury vinyl plank flooring.

ENERGY

- **Built to be more energy efficient than standard code homes.**
- 2 x 6 wall construction, featuring advanced framing.
- Truss Joist premium floor system.
- Trane electric heat pump & air conditioning.
- Super-efficient heat pump water heater.
- R-30 floor insulation.
- R-23 BIBS wall insulation.
- R-19 ceiling insulation.
- High efficiency triple glazed vinyl windows.
- Water saving low flow faucets & showerheads.
- 1.6 gallon per flush water conserving toilets.
- Optional gas BBQ & clothes dryer hook-ups available.
- Advanced air sealing & testing.
- Fresh air intake system.
- Raised heel truss.

TECHNOLOGY

- Smart Home structured wiring package.
- Three TV/data outlets.
- One data outlet.
- One phone outlet.
- Data raceway in Great Room.
- Wireless access point, (WAP), pre-wire.
- Surge protected in-wall structured wiring connection center.
- Trane Nexia Wi-Fi compatible programmable thermostat.
- Ring video doorbell button.

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12/19/23