

# STAR RANCH INCLUDED FEATURES

## INTERIOR DETAILS

- Ceramic tile (level 1) laid straight in wet areas
- Designer two panel interior doors
- PPG Latex Flat paint in designer colors
- Monterrey drag textured walls with straight corners
- Shaw brand carpet with "Stain Safety" for lasting wear
- Two ceiling fans (family, master bedroom) and 1 ceiling fan in game room (where applicable) for added comfort
- MDF 3-1/4" base boards with 2-1/4" door casing

## STYLISH KITCHEN

- Granite kitchen countertops (level 1) with ceramic tile backsplash laid straight (level 1)
- Stainless Steel appliance package including microwave, dishwasher, and gas range
- 50/50 Stainless Steel 10" deep under mount sink
- 36" Oak Upper Cabinets

## LUXURIOUS BATHS

- Moen faucet fixtures
- Acrylic tubs for ease of cleaning, per plan
- White elongated commodes in Master, round in all Secondary Baths
- Corian vanity tops and porcelain under mount rectangular sinks
- Clear glass in all bathroom windows with optional rain glass feature
- Ceramic wall tile surrounds in Master Bath and Secondary Bath (level 1) up to 72" above finished floor
- Plate glass 36" mirror in all full baths

## ENERGY SAVINGS

- Energy efficient, insulated vinyl windows with low-E glass
- 16 Seer with 80% A.F.U.E gas furnace Lennox or equal for added comfort and lower utility cost
- Insulation R-13 Batts or R-15 Batts per code, R-38 blown at flat ceilings, R-22 Batts at sloped ceilings
- Radiant Barrier roof decking
- Two-phase Polycel Sealant to reduce air infiltration

## LANDSCAPING

- 6' cedar privacy fence per plot plan location for added security and family fun
- Beautifully landscaped to include seasonal shrubs, two trees, and sod in front and rear yards

## QUALITY CONSTRUCTION

- 10 year foundation and structural warranty with foundation stress verification inspection for quality assurance
- To protect against invading pests and prevent termite infestation, Boracare is applied to exterior frame and home is equipped with Taexx tube in wall pest control system
- 6'8" Exterior front doors
- Enjoy four hours of complimentary design service to complete your selections on all to-be-built homes
- See your sales representative for a complete list of options included in specific inventory homes

*Standard Features are subject to change without notice or prior obligation. Not all features are available in every community. Please consult blueprints and the specification sheet for more details 8.29.19*